



STRATEGIC HOUSING INVESTMENT PLAN (SHIP)

2025-2030

APPENDICES



Scottish Borders Council

Strategic Housing Investment Plan (SHIP)

Project Priority Assessment Tool

Contents

- 1. Scoring Guide for Assessors**
- 2. Guideline Data for Assessors**
- 3. Accelerated Projects Summary**
- 4. RSL Project Descriptions**

1. Scoring Guide for Assessors

Project Priority Scoring Matrix – 3rd September 2024

1. This project priority weighting matrix has been developed as a mechanism to assess the priority of projects and not for assessing capital and revenue viability which are dealt with by other processes and illustrated in the SHIP.
2. The key criteria for assessment are:
 - Area Housing Need
 - Land Availability
 - Deliverability
 - Constraints
 - Strategic fit
 - Impact
 - Equalities
 - Environmental Impact

Each key criterion carries a possible score of 40.

Criteria	Explanation	Score
Area Housing Need	Housing need rankings are based on demand study. 1 would indicate no housing need in an area, whilst 5 indicates the highest level of need. This is based on information in Appendix 1 - Guideline Data for Assessors.	1-5
Land Availability	Sites ranked most highly are those owned by the Council or an RSL. Also ranked highly are sites with Planning Permission in place. For example: The site is in RSL ownership =5 The site will be available within 1 year = 4 The site will be available within 2 years = 3 The site will be available within 3 years = 2 The site will be available within 4 years = 1 The site will be available within 5 years = 0	1-5
Deliverability	A site with a high score indicates that the work could start on site once funding was approved. For example, if project can be implemented at short notice e.g. 12 months.	1-5
Constraints	Are there any known constraints that would delay delivery of project? Issues such as Section 75 requirements that have yet to be resolved would be given a lower score.	1-5
Strategic Fit	Is this a regeneration project? Is this a small rural community project? Is this project identified in / links with the Local Housing Strategy? Is this project part of an existing agreed (or likely to be agreed) strategy? Does this project link with other non-housing strategies or projects? <ul style="list-style-type: none"> • High strategic fit (must be in LHS) = 4/5 • Medium strategic fit (may not be in LHS but fits in with one or more of other criteria and likely to be included in future LHS) = 3 • Low strategic fit (not in LHS and unlikely to be included in future LHS or does not meet any of the criteria) = 1/2 	1-5
Social and Economic Impact	Consideration of the sustainability of the project in relation to the community and those who live in it.	1-5
Equalities Needs	All sites will score at least a good rating (3) due to Housing for Varying Needs. Additional points would be awarded for specialist provision housing or housing for varying needs wheelchair accessible housing standards (target 10% of all new provision).	1-5
Environmental Impact	All sites which have been allocated through the Scottish Borders Local Development Plan would not be considered as having a negative environmental impact. Use of renewable technology and building on Brownfield sites would score more points.	1-5

2. Guideline Data for Assessors

Data for the tables below comes from:

- Population and Dwellings data – NRS (dwellings 2023 and population 2020)
- Source: RSL annual summary, as of March 2024
- Source: RSL annual summary, as of March 2024. Demand equated by obtaining average number of bids per available property
- Need by settlement – based on criteria from table on previous page
- Mains Gas – data from Home Analytics. For percentages that don't equal 100%, these are unknown.
- 1 = Large Urban Areas, 2 = Other Urban Areas, 3 = Accessible Small Towns, 4 = Remote Small Towns, 5 = Very Remote Small Towns, 6 = Accessible Rural Areas, 7 = Remote Rural Areas, 8 = Very Remote Rural Areas

HMA	Settlement	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas	SG Rural/ Urban Classification	Health & Social Care Locality
Berwickshire	Ayton	595	306	90	60	4	82% on, 18% off	6	Berwickshire
Berwickshire	Chirnside	1,449	718	261	53	3	25% on, 75% off	6	Berwickshire
Berwickshire	Coldingham	501	298	33	-	5	8% on, 91% off	6	Berwickshire
Berwickshire	Coldstream	1,887	1,042	304	57	4	85% on, 14% off	6	Berwickshire
Berwickshire	Duns	2,766	1,563	648	84	4	82% on, 17% off	6	Berwickshire
Berwickshire	Eyemouth	3,480	1,723	684	67	4	93% on, 6% off	3	Berwickshire
Berwickshire	Greenlaw	604	317	78	72	4	0% on, 98% off	7	Berwickshire

HMA	Datazone	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas*	SG Rural/ Urban Classification	Health & Social Care Locality
Berwickshire	Birgham and Ladykirk Area	914	539	3	-	3	8% on, 81% off	6	Berwickshire
Berwickshire	Cockburnspath and Area	738	394	54	64	4	0% on, 64% off	6	Berwickshire
Berwickshire	Cranshaws - Abbey St Bathans Area	574	327	8	-	3	8% on, 89% off	6	Berwickshire
Berwickshire	Foulden and Area	832	497	12	20	3	13% on, 84% off	6	Berwickshire
Berwickshire	Gordon and Hume Area	1,085	483	43	105	3	10% on, 88% off	6	Berwickshire
Berwickshire	Preston and Manderston Area	689	373	7	216	3	26% on, 73% off	6	Berwickshire
Berwickshire	Reston and Coldingham Moor Area	977	532	45	62	4	4% on, 91% off	6	Berwickshire
Berwickshire	St Abbs and Eyemouth Landward	1,043	672	43	89	4	25% on, 70% off	6	Berwickshire
Berwickshire	Swinton Leithholm and Fogo Area	874	493	44	91	3	21% on, 77% off	6	Berwickshire
Berwickshire	Westruther and Polwarth Area	974	452	17	168	4	16% on, 80% off	7	Berwickshire
Berwickshire	Whitsome Allanton and Hutton Area	949	539	12	115	3	5% on, 92% off	6	Berwickshire

HMA	Settlement	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas	SG Rural/ Urban Classification	Health & Social Care Locality
Central	Denholm	702	352	50	40	3	9% on, 90% off	6	Teviot & Liddesdale
Central	Earlston	1,727	844	197	53	3	60% on, 39% off	6	Eildon
Central	Galashiels	12,568	6,918	2,289	38	4	88% on, 12% off	2	Eildon
Central	Hawick	13,653	7,590	2,332	24	3	93% on, 7% off	2	Teviot & Liddesdale
Central	Jedburgh	3,774	2,006	649	28	3	94% on, 5% off	3	Cheviot
Central	Kelso	6,833	3,661	1,026	40	4	89% on, 11% off	4	Cheviot
Central	Melrose	2,492	1,246	214	59	4	89% on, 10% off	6	Eildon
Central	Newtown St Boswells	1,474	732	309	56	3	89% on, 10% off	6	Eildon
Central	Selkirk	5,435	2,925	826	36	3	91% on, 8% off	3	Eildon
Central	St Boswells	1,443	713	143	65	4	91% on, 8% off	6	Cheviot
Central	Town Yetholm	599	337	78	30	3	0% on, 99% off	7	Cheviot
Central	Tweedbank	1,996	881	165	78	5	98% on, 2% off	2	Eildon

HMA	Datazone	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas	SG Rural/ Urban Classification	Health & Social Care Locality
Central	Ancrum and Lanton Area	1,053	469	48	49	4	53% on, 45% off	6	Cheviot
Central	Ashkirk Lilliesleaf and Midlem Area	1,019	497	9	29	3	9% on, 87% off	6	Eildon
Central	Bonchester Bridge and Chesters Area	749	410	14	3	3	7% on, 91% off	6	Teviot & Liddesdale
Central	Bowden and Lindean Area	655	382	14	15	3	28% on, 70% off	6	Eildon
Central	Clovenfords and Area	891	399	19	54	3	75% on, 23% off	6	Tweeddale
Central	Dryburgh Charlesfield Maxton Area	874	401	2	-	3	13% on, 84% off	6	Cheviot
Central	Earlston and Melrose Landward	615	342	-	-	2	31% on, 66% off	6	Eildon
Central	Ettrick Water and Bowhill Area	568	311	6	-	3	6% on, 70% off	6	Eildon
Central	Gattonside - Darnick - Chiefswood	910	477	9	-	3	90% on, 9% off	6	Eildon
Central	Minto Cauldmill and Boonraw Area	926	421	-	-	2	14% on, 84% off	6	Teviot & Liddesdale
Central	Morebattle Hownam and Area	820	479	22	-	3	0% on, 96% off	7	Cheviot
Central	Oxnam and Camptown Area	1,073	528	4	41	3	15% on, 80% off	6	Cheviot
Central	Roxburgh Heiton Eckford Area	969	501	24	55	4	16% on, 82% off	7	Cheviot
Central	Smailholm Stitchill and Ednam Area	913	553	16	59	3	14% on, 74% off	7	Cheviot
Central	Sprouston and Area	994	523	3	-	3	23% on, 72% off	7	Cheviot
Central	Yarrow Water and Sunderland Area	520	256	13	-	3	13% on, 83% off	6	Eildon

HMA	Settlement	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas	SG Rural/ Urban Classification	Health & Social Care Locality
Northern	Cardrona	849	333	52	-	3	16% on, 83% off	7	Tweeddale
Northern	Innerleithen	3,174	1,596	355	34	4	94% on, 5% off	3	Tweeddale
Northern	Lauder	1,837	797	131	54	4	95% on, 4% off	6	Eildon
Northern	Peebles	8,519	4,168	820	32	4	8% on, 91% off	3	Tweeddale
Northern	Stow	697	326	41	92	4	8% on, 91% off	6	Eildon
Northern	Walkerburn	714	384	82	12	3	94% on, 6% off	6	Tweeddale
Northern	West Linton	1,843	749	121	21	3	7% on, 93% off	6	Tweeddale

HMA	Datazone	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas	SG Rural/ Urban Classification	Health & Social Care Locality
Northern	Blainslie and Legerwood	684	297	-	-	2	10% on, 86% off	6	Berwickshire
Northern	Broughton and Upper Tweed	797	431	44	10	3	2% on, 94% off	7	Tweeddale
Northern	Carlops Romannobridge	1,018	417	2	-	3	8% on, 90% off	6	Tweeddale
Northern	Eddleston and Area	832	350	15	33	4	10% on, 86% off	6	Tweeddale
Northern	Glentress and Manor Valley	979	511	3	-	3	34% on, 52% off	6	Tweeddale
Northern	Heriot - Fountainhall - Stow Landward	2,058	1,024	11	77	3	58% on, 40% off	6	Eildon
Northern	Oxton and Area	644	318	5	-	3	0% on, 96% off	7	Eildon
Northern	Stobo - Blyth Bridge - Skirling	725	378	18	33	3	3% on, 94% off	6	Tweeddale
Northern	Tweeddale East Landward	1,013	582	1	-	3	21% on, 77% off	6	Tweeddale

HMA	Settlement	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas	SG Rural/ Urban Classification	Health & Social Care Locality
Southern	Newcastleton	757	441	89	17	3	0% on, 98% off	6	Teviot & Liddesdale

HMA	Datazone	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas	SG Rural/ Urban Classification	Health & Social Care Locality
Southern	Teviothead and Hermitage Area	924	501	1	-	3	3% on, 88% off	6	Teviot & Liddesdale

Housing Needs Assessment - based on 4 New HMAs

Housing Market Area	No. of Affordable Units Required per annum	% Affordable Housing Contribution	% Need by Units Required
Berwickshire	24	25%	17%
Central	90	25%	64%
Northern	24	25%	17%
Southern	3	25%	2%
Scottish Borders	141	25%	100%

3. Accelerated Projects Summary

As outlined in the SHIP in Section 5, a number of projects have been accelerated into the Strategic Local Programme Agreement during 2023/24, most of which have enabled, or are envisaged to spend Affordable Housing Supply Programme funding. In addition, some new projects have been included in this SHIP 2025/30 for the first time. These new projects are summarised below:

Applin Cross, Coldingham

Berwickshire Housing Association own the existing building and are currently looking to repurpose this building for four new affordable homes.

Edgar Road, Westruther

Berwickshire Housing Association currently own five properties on Edgar Road (and are looking to purchase one) which are no longer safe. This project has been included in the SHIP this year, with Berwickshire looking to demolish these homes and rebuild six affordable homes.

Edinburgh Road, Greenlaw

Berwickshire Housing Association currently own this site but there are some constraints due to restrictions on the site. It is in the programme as the community are eager to see this site be developed and have discussions with South of Scotland Community Housing.

Newtown Street, Duns

Berwickshire Housing Association currently own this building and are looking to repurpose it for 18 new affordable homes.

Priory Hill, Coldstream

Berwickshire Housing Association have previously identified this as a HUSK project, but this could potentially be a new build site providing six affordable homes.

The Avenue, Eyemouth

Berwickshire Housing Association have previously identified this as a HUSK project, but this could potentially be a new build site providing eight affordable homes.

Angraflat 2, Kelso

This is a Developer led opportunity in Kelso for Eildon Housing Association. There is an opportunity to deliver 50 affordable homes on this development.

Ronan's Cottage, Innerleithen

Eildon Housing Association are working with the Learning Disability Service (LDS) to refurbish a bungalow into two properties that will be used by the LDS.

Burns Mill, Galashiels

While this is a challenging site, Scottish Borders Housing Association would be eager to deliver this site if a developer were to become involved.

Crotchetknowe, Galashiels

This is a Developer Led opportunity. The land is owned and is being brought to SBHA by a developer. 20 affordable homes could be delivered on this site.

Kelso Expansion Site, Kelso

This is a developer led opportunity for SBHA. The land is privately on the outskirts of Kelso at Hendersyde. There is the opportunity to develop 30 affordable homes on this site.

Liberal Club, Hawick

Scottish Borders Housing Association are working with Hawick Development Trust and Hawick Town Team to regenerate the former Liberal Club in Hawick. This will include 10 affordable homes. This is a similar project to Channel Street in Galashiels.

Station Lye, Eddleston

This is a privately owned site where the family (owners) are eager for affordable housing to be delivered. SBHA have been involved in talks to deliver eight affordable homes on this site.

The Croft, Melrose

This is a Developer Led opportunity. The land is owned and being brought to SBHA by a developer. It is planned for 7 affordable homes to be delivered on this site.

The Orchard, Reston

This project has been brought forward by People for Places who are looking at a potential site in Reston, this will be the first project for People for Places in the Scottish Borders. The site could potentially accommodate in the order of 55 to 65 units, of which 30 would be affordable units (20 social rented and 10 Mid-Market Rent).

4. RSL Project Descriptions

Berwickshire Housing Association

Acredale Phase 4 and 5, Eyemouth
Applin Cross, Coldingham
Beanburn Phase 2, Ayton
Edgar Road, Westruther
Edinburgh Road, Greenlaw
Ex High School, Eyemouth (Amenity)
Ex High School, Eyemouth
Former Primary School Playing fields site, Duns
HUSK Projects Phase 1 and 2, various locations
Kirkfield, Reston
Newtown Street, Duns
Priory Hill, Coldstream
The Avenue, Eyemouth
West Gavinton Expansion

Eildon Housing Association

Angraflat 2, Kelso
Angles Field, Selkirk
Bogangreen, Coldingham
Coopersknowe II, Gala
Duns Road, Coldstream
Edgar Road, Westruther
Ex-College site, Galashiels
Former Jedburgh Grammar, Jedburgh
High Buckholm 2b, Galashiels
High Street, Jedburgh
Jedward Terrace 2, Denholm
Main Street, Reston
Peebles Road, Innerleithen
Ronan's Cottage, Innerleithen
Springwell Brae, Broughton
St Aidan's, Galashiels
Tweedbank Expansion Phase 1
Tweedbridge Court, Peebles

Scottish Borders Housing Association

Allanbank, Lauder
Auction Mart, Newtown St Boswells
Balgownie, Newtown St Boswells
Burns Mill, Galashiels
Crotchetknowe, Galashiels
Channel Street, Galashiels
Eildon Brae, Newtown St Boswells
Heather Mill, Selkirk
Howdenburn Primary Site, Jedburgh
Husk Projects Phase 2 and 3, Various locations

Innerleithen West, Innerleithen
Kelso Expansion Site, Kelso
Kirklands, Innerleithen
Liberal Club, Hawick
Linglie Road, Selkirk
Main Street, Heiton
Milestone Site, Newtown St Boswells
Station Lye, Eddleston
The Croft, Melrose
Tweedbank Expansion Aberlour Project


Waverley Housing

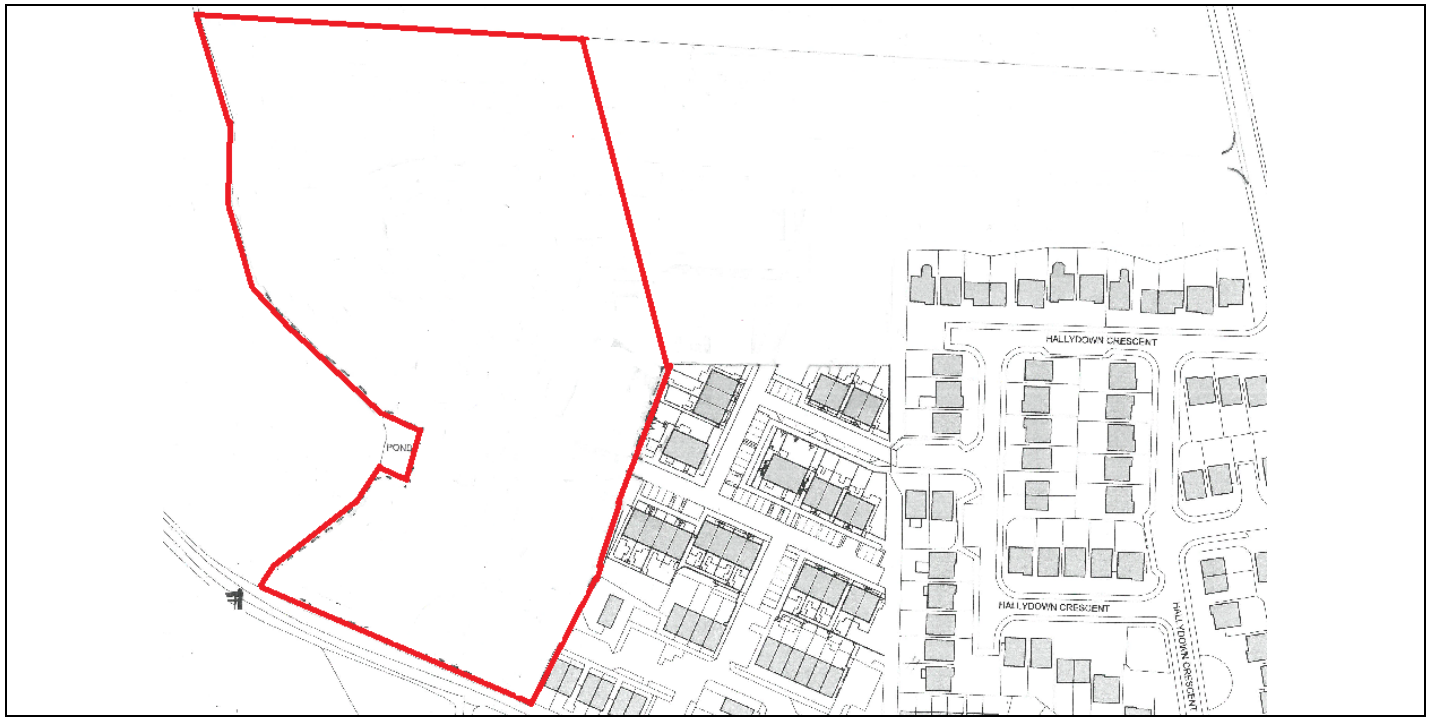
Beech Avenue Phases 1,2,3,4 Galashiels

Places for People

The Orchard, Reston

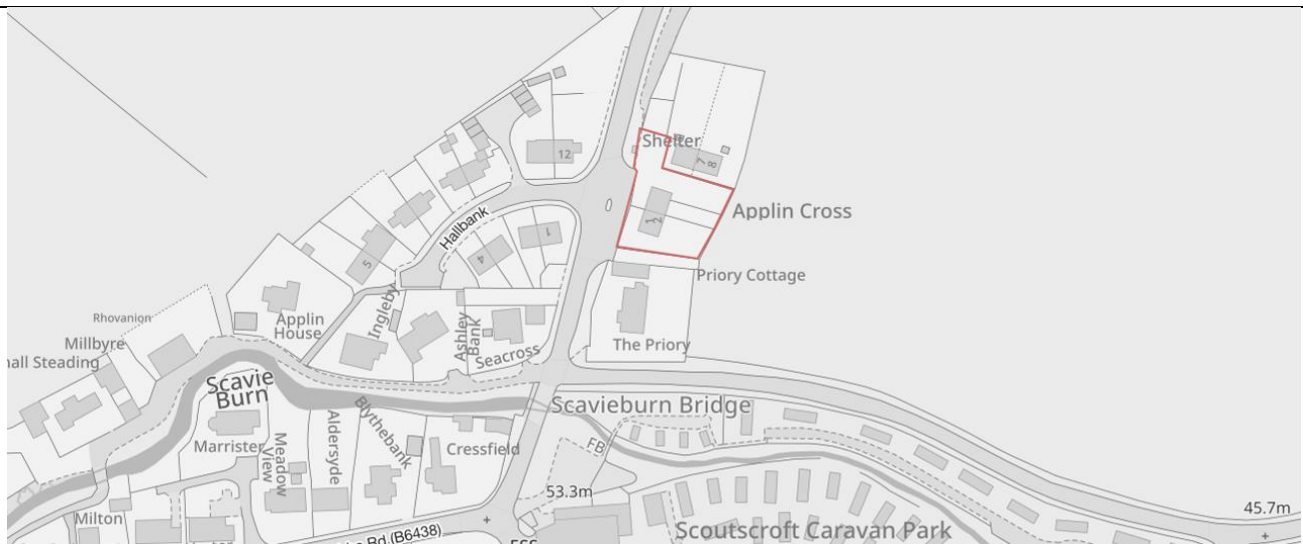
Berwickshire Housing Association


Acredale Phase 4 and 5, Eyemouth	
Co-ordinates:	X: 393330 Y: 664104
Local Plan Reference:	BEY2B
Site capacity:	54 units affordable housing in 2 phases
Type of development:	Mainstream family housing, flats and specialist housing
Tenure:	Rent: 32 Affordable rent Ph4; 22 Affordable rent Ph5.
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition: Complete
	Start: Phase 4 - 2027/28; Phase 5 – 2029/30
	Completion: Phase 4 – 2028/29; Phase 5 2029/30
Site description:	Southerly sloping greenfield site immediately adjacent to Acredale 3. Requires retaining walls; trench fill and excavation of topsoil from site.
Constraints	None
Site Ownership:	BHA ownership
Housing Market Area	Berwickshire
Deliverability:	80%. The site southerly sloping site is immediately adjacent to Acredale 3 which was completed in October 2018. No planning issues are envisaged, and no risk of flooding is anticipated. Access is through the Hallydown Cres adjacent and through Acredale 2 and Acredale 3. Services are adjacent and pipework in Phase 3 has been sized to accommodate Phase 4/5/6.
Housing Need:	Rural Housing Scotland was recently commissioned by BHA to undertake a housing needs survey of Eyemouth. The survey concluded that 87% of people surveyed thought that Eyemouth needed more housing built to meet local needs. Acredale phase 2 continues to support high levels of applicant need in the area as will Acredale 3. This provision will also assist in meeting some of the demand for housing within this area, especially for one-bedroom flats. This location will provide easy access to local amenities and would suit a provision of family housing.
Strategic Fit:	Links with Strategic Outcomes of the LHS 2023-2028
Social and Economic Impact:	High
Equality Needs:	It is anticipated that there are no adverse equality implications from the delivery of this project. It is anticipated that 20 of the homes will be specialist provision.
Environmental Impact:	All homes will be built to Scottish Government Greener Homes Standard.
	



Applin Cross, Coldingham	
Co-ordinates -	X: 390704 Y: 666282
Local Plan Ref:	n/a
Site capacity:	Conversion of building into 4 units
Type of development:	Mix of 2 or 3 bed homes, 2 storeys
Tenure:	Rent: 4 for social rent
	Shared Equity: 0
	Other: 0
Programme:	Acquisition: n/a
	Start: 2027/2028
	Completion: 2027/2028
Site description:	Brownfield site.
Constraints	None
Site Ownership:	BHA ownership
Housing Market Area	Berwickshire HMA.
Deliverability:	80%.
Housing Need:	Good demand for affordable housing in Coldingham and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	It is anticipated that there are no adverse equality implications from the delivery of this project.
Environmental Impact:	All homes will be built to Scottish Government Greener Homes Standard.



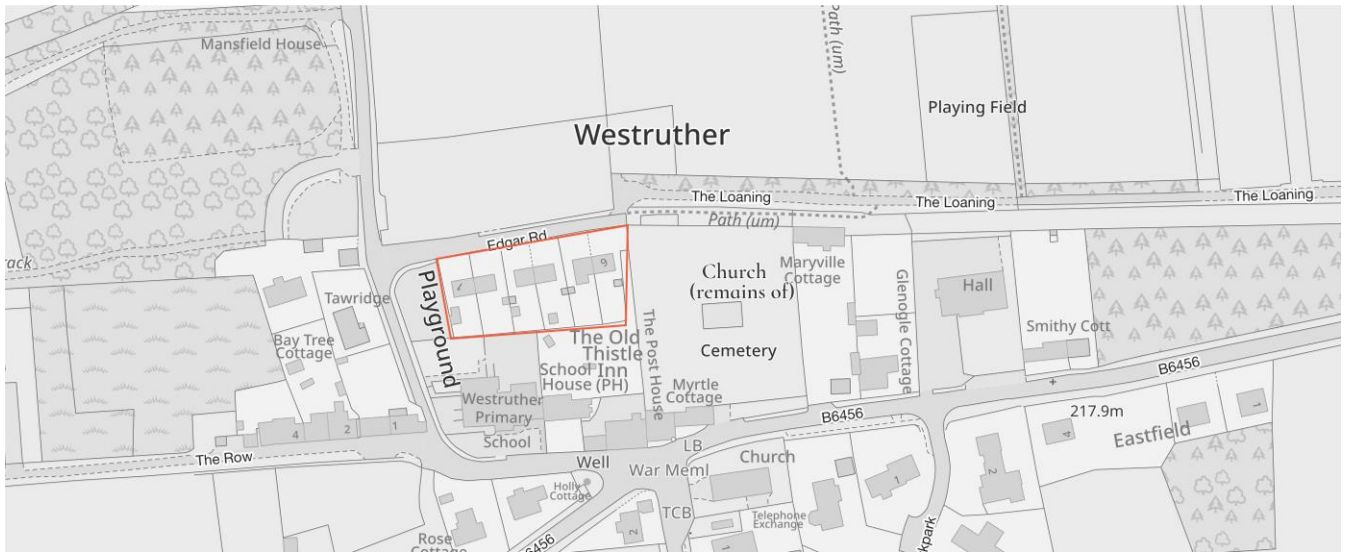


Beanburn Phase 2, Ayton	
Co-ordinates	X: 392054 Y: 660901
Site capacity:	Phase 2 20 units
Local Plan Ref:	AY1A
Type of development:	Mix of 2, 3 & 4 bed, 2 storey houses and 1, 2 and 3 bed single storey cottages
Tenure:	Rent: 20 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition: Complete
	Start: Ph2 2027/28
	Completion: 2029/30
Site description:	Greenfield site identified as appropriate for housing development in the current local development plan. The site is adjacent to Ayton Conservation Area.
Constraints	Design includes flood prevention works to resolve sporadic flooding from the adjacent land. Planning Consent granted for both phases.
Site Ownership:	BHA
Housing Market Area	Berwickshire HMA.
Deliverability:	85%
Housing Need:	BHA commissioned a Housing Needs Assessment of Ayton by Rural Housing Scotland (February 2018). It showed that 71% of respondents wished for additional low-cost housing to be delivered in Ayton. Based on the recommendations, BHA have requested that the design proposals include family homes and bungalows to reflect the identified need. Vehicular access will be taken via Ph1 from Summerhill Park which will extend existing access. A pedestrian/cycle link will be provided to the primary school.
Strategic Fit:	Links with Strategic Outcomes of the LHS
Social & Economic Impact:	High
Equality Impact:	It is anticipated that there are no adverse equality implications from the delivery of this project. It is anticipated that 2 of the homes will be specialist provision – 1 wheelchair accessible and 1 for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.
	



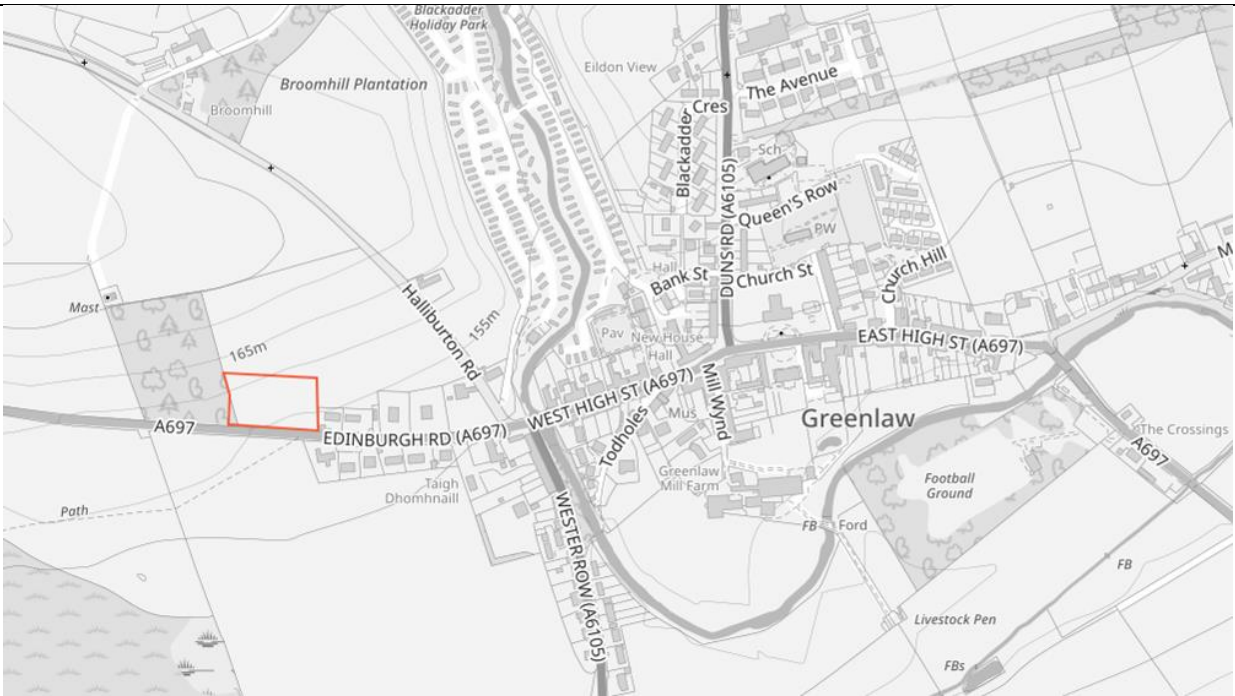
Edgar Road, Westruther	
Co-ordinates -	X: 363380 Y: 650074
Local Plan Ref:	N/A
Site capacity:	6 homes, 5 properties currently owned
Type of development:	Mix of 2, 3 & 4 bed, 2 storey houses and 1, 2 and 3 bed single storey cottages.
Tenure:	Rent: 6 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: n/a
	Start: 2028/2029
	Completion: 2028/2029
Site description:	Brownfield site.
Constraints	BHA own 5 of the properties, would need to buy one property from private owner
Site Ownership:	BHA/ private owner
Housing Market Area	Berwickshire HMA
Deliverability:	Medium
Housing Need:	Good demand for affordable accommodation in settlement and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	It is anticipated that there are no adverse equality implications from the delivery of this project.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.

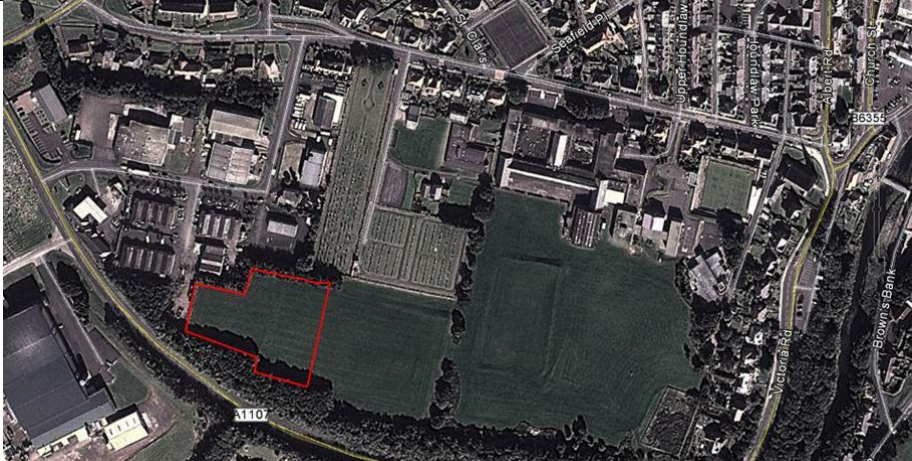


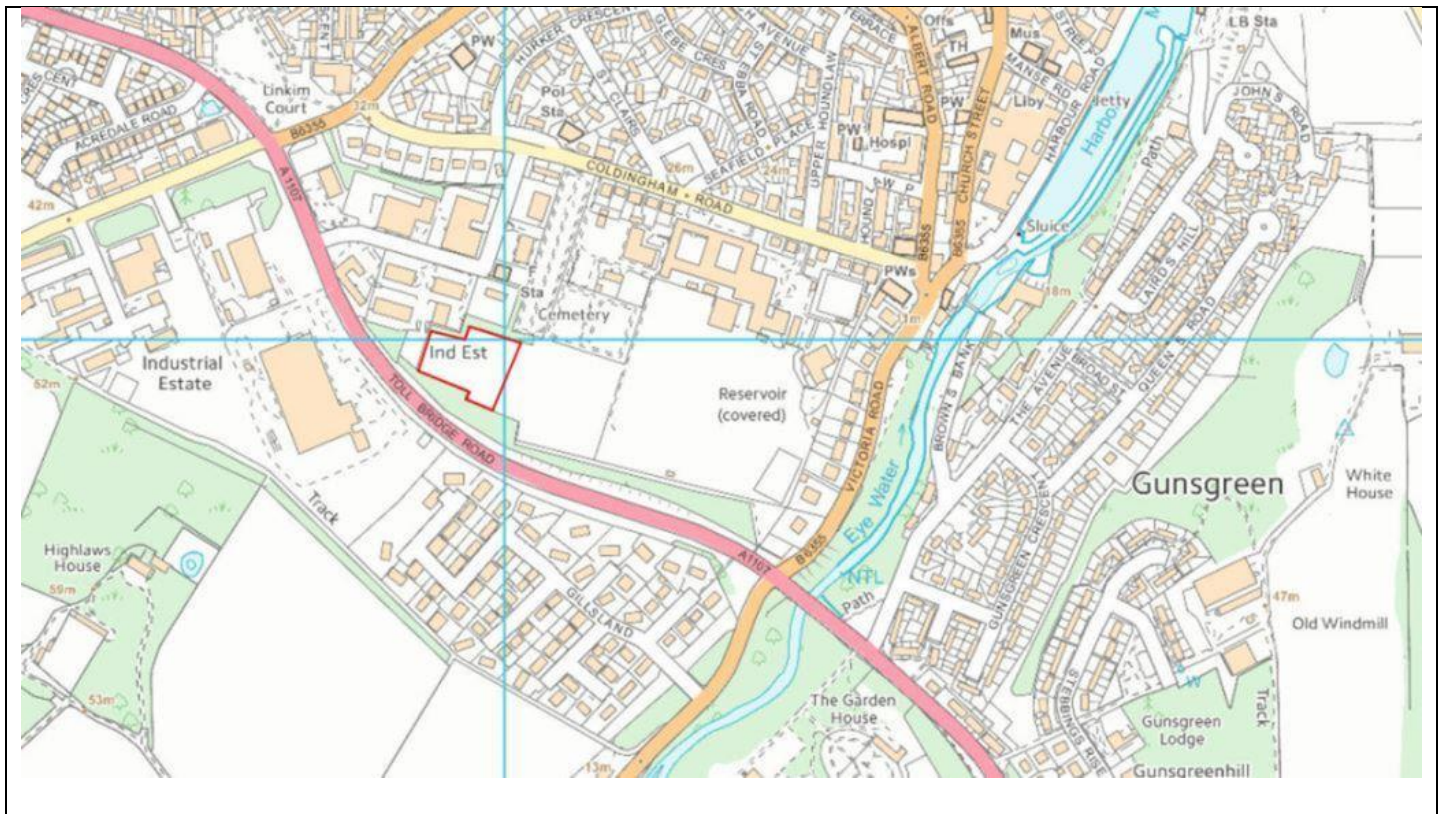


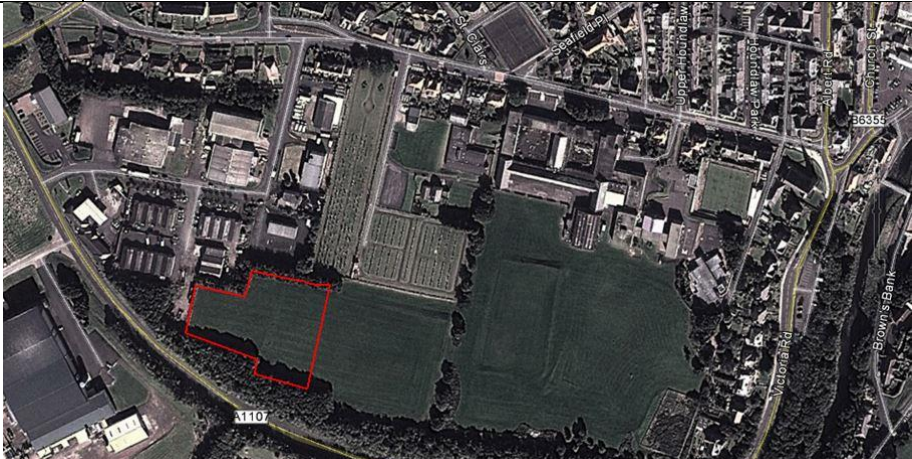
Edinburgh Road, Greenlaw	
Co-ordinates -	X: 370578 Y: 645952
Local Plan Ref:	AGREE004
Site capacity:	15 homes
Type of development:	Mix of 2, 3 & 4 bed, 2 storey houses and 1, 2 and 3 bed single storey cottages.
Tenure:	Rent: 15 units for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: n/a
	Start: 2029/2030
	Completion: To be programmed.
Site description:	Greenfield site.
Constraints	There are planning restrictions on this site.
Site Ownership:	BHA
Housing Market Area	Berwickshire HMA
Deliverability:	80%
Housing Need:	Good demand for affordable accommodation in settlement and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	It is anticipated that there are no adverse equality implications from the delivery of this project. 1 property will be specialist housing wheelchair accessible.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.

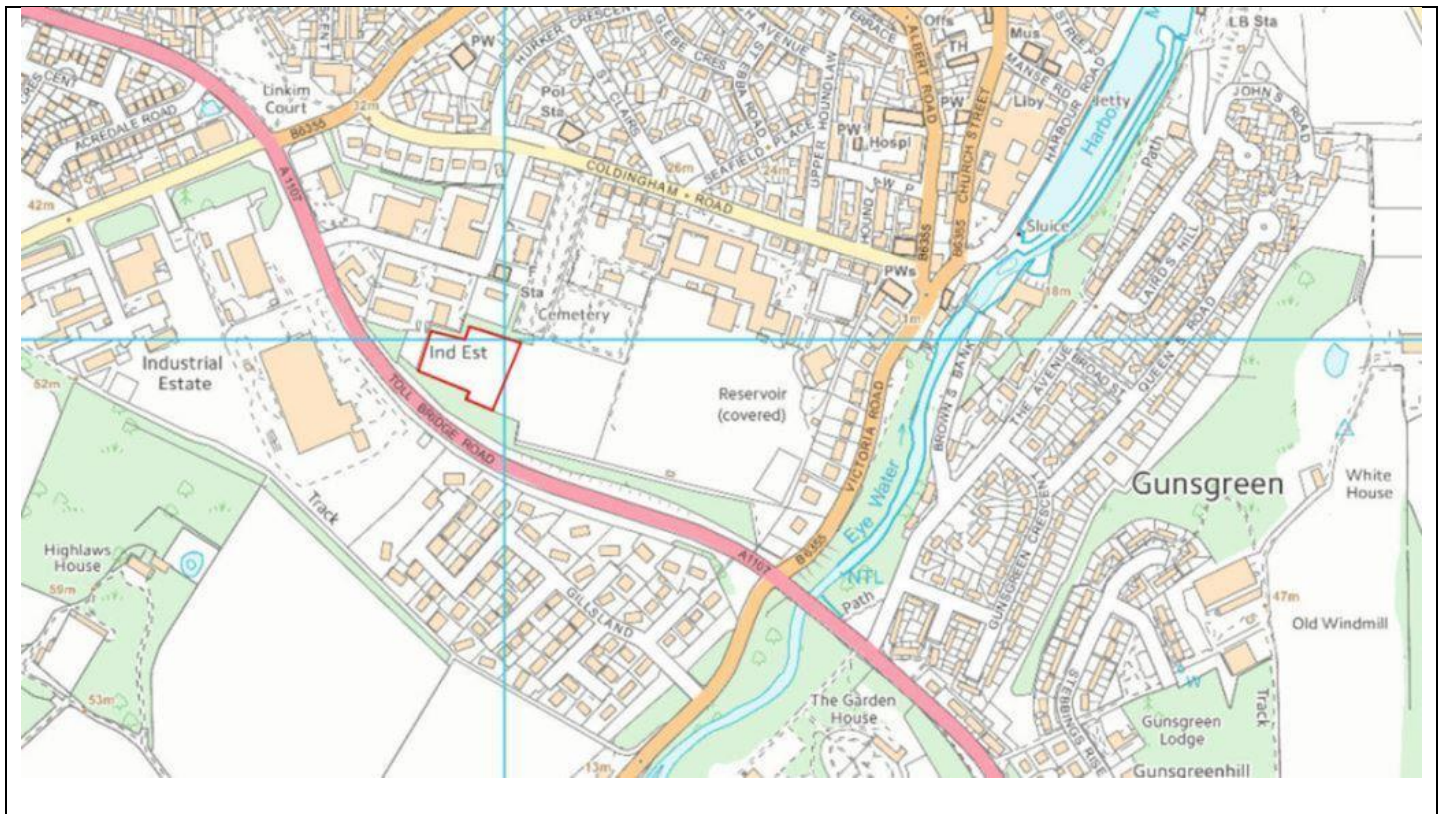





Ex High School, Eyemouth (Amenity)	
Co-ordinates -	X: 394172 Y: 663966
Local Plan Ref:	REYEM002
Site capacity:	10 units
Type of development:	Mix of 2, 3 & 4 bed, 2 storey houses and 1, 2 and 3 bed single storey cottages.
Tenure:	Rent: 10 for Social Rent
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2028/29
	Completion: 2029/30
Site description:	Brownfield site. Former High School site.
Constraints	Delays due to Eyemouth master planning
Site Ownership:	BHA. Exact location of BHA site within larger site to be confirmed subject to an SBC-led master-planning exercise.
Housing Market Area	Berwickshire HMA
Deliverability:	80%
Housing Need:	There is a very strong demand in all Eyemouth Areas with an average of 55 applicants per let the highest number of applicants for a recent property being 106. Acredale phase 1, consisting of 19 x 2 and 3 bedroom houses was completed in late 2007 had high levels of applicant demand. In addition, approximately 50% of Section 5 referrals in Berwickshire are for the Eyemouth area. This area is also very popular for migrant workers looking for family housing within the town. This provision plus later phases will assist in meeting some of the demand for housing within this area.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. These 10 units will be specialist provision (supported housing).
Environmental Impact:	Homes to be built to Scottish Government Greener Standard.
	



Ex High School, Eyemouth	
Co-ordinates -	X: 394172 Y: 663966
Local Plan Ref:	REYEM002
Site capacity:	34 units
Type of development:	Mainstream family houses (two and three bedroom) and one-bedroom 2 in a block flats. Adjacent to proposed site for Extra Care Housing.
Tenure:	Rent: 30 units for social rent
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition: Complete
	Start: 2029/30
	Completion: To be programmed
Site description:	Brownfield site. Former High School site.
Constraints	Delays due to Eyemouth master planning
Site Ownership:	BHA. Exact location of BHA site within larger site to be confirmed subject to an SBC-led master-planning exercise.
Housing Market Area	Berwickshire
Deliverability:	70%. Design and programme is dependent on outcome of SBC Primary School consultation and then progressing a joint master planning exercise in collaboration with SBC. The site of BHA homes remains to be agreed and will probably require excambion.
Housing Need:	There is a very strong demand in all Eyemouth Areas with an average of 55 applicants per let the highest number of applicants for a recent property being 106. Acredale phase 1, consisting of 19 x 2 and 3 bedroom houses was completed in late 2007 had high levels of applicant demand. In addition, approximately 50% of Section 5 referrals in Berwickshire are for the Eyemouth area. This area is also very popular for migrant workers looking for family housing within the town. This provision plus later phases will assist in meeting some of the demand for housing within this area.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 3 of these homes will be specialist provision – 2 wheelchair accessible and 1 for older people.
Environmental Impact:	Homes to be highly energy efficient with all units built to Scottish Government Greener Standard.
	



Former Primary School Playing fields site, Duns	
Co-ordinates -	X: 378100 , Y: 653706
Local Plan Ref:	R DUNS002
Site capacity:	35 units
Type of development:	New build family homes
Tenure:	Rent: 35 homes for affordable rent
	Shared Equity:
	Other:
Programme:	Acquisition: Jan 2024
	Start: Apr 2027
	Completion: Apr 2029
Site description:	Greenfield land south of the former Duns Primary School. The ground of the former primary school has been allocated for residential development within the local plan
Constraints:	Located next to Duns Conservation Area. There is a wetland within the southern part of the site which cannot be developed.
Site Ownership:	Land owned by SBC and currently under offer to BHA.
Housing Market Area	East HMA
Deliverability:	High. Land zoned in local plan and due to be sold to BHA. Early pre-app discussions held with SBC suggest that they are supportive of proposals. BHA will not deliver in the next 24 months but will seek to work up project to be shovel ready.
Housing Need:	There is high demand in Duns with BHA's recently completed homes getting high numbers of bids.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 4 units will be specialist housing provision – 2 wheelchair accessible and 2 for older people.
Environmental Impact:	All homes to be built to Greener Standard and will be Net Zero at point of use.
	

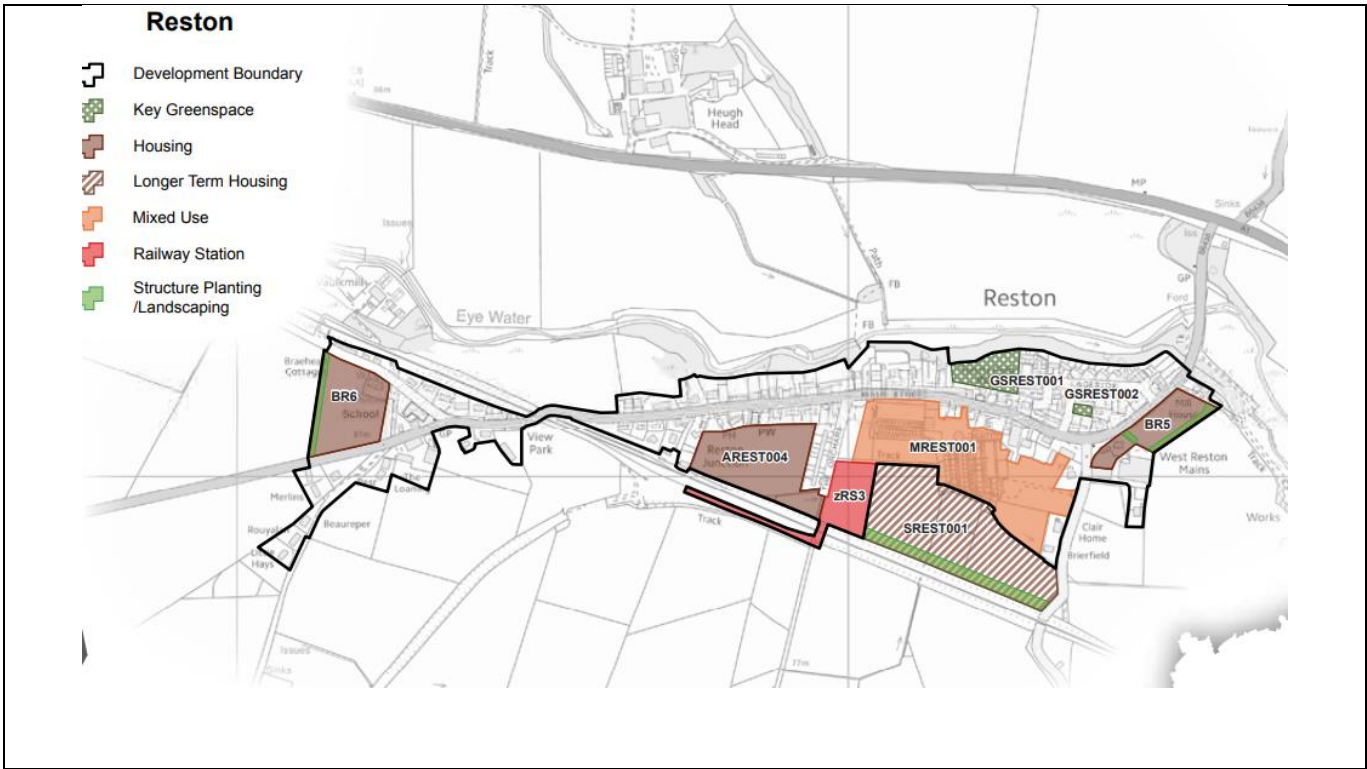


- Site access
- Site boundary
- Sub-station
- Buildings
- Private Access
- Key Views
- Landscaping
- Sun path
- Gradient
- Marshland
- Pedestrian Access
- Retaining Walls
- Field drain

HUSK Projects Phase 1 and 2, various locations	
Co-ordinates	-
Local Plan Reference	-
Site capacity:	Various locations
Type of development:	Brownfield sites (former or existing garages)
Tenure:	Social Rent: Phase 1 12 units Phase 2 12 units
	Shared Equity:
	Other:
Programme:	Acquisition: n/a
	Start: Phase 1 2025/2026 and Phase 2 2026/2027
	Completion: Phase 1 2026/2027 and Phase 2 2027/2028
Site description:	Brownfield
Constraints:	System build which will require Building Control approval, potential for objection to redevelopment of garage sites
Site Ownership:	Owned by BHA
Housing Market Area	Berwickshire HMA
Deliverability:	Med. All land in ownership of BHA, initial (positive) discussions held with SBC Planning and Building Standards.
Housing Need:	Local housing need has been evidenced by BHA demands assessment work.
Strategic Fit:	Links in with Strategic Outcomes of Local Housing Strategy and potential to assist in meeting the requirement for particular needs housing in the Borders
Social and Economic Impact:	High. Provision of particular needs housing on brownfield land.
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications. All of these homes will be specialist provision for older people.
Environmental Impact:	Use of brownfield rather than greenfield utilises existing sites.

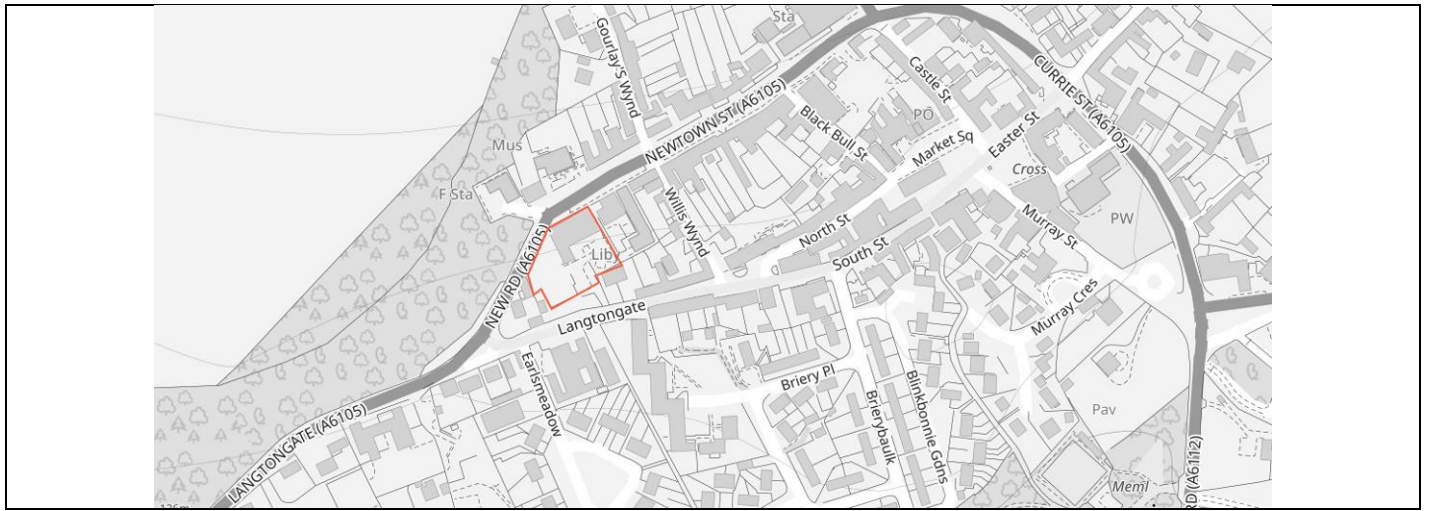
Kirkfield, Reston	
Co-ordinates	X: 387179 Y: 662122
Local Plan Reference	BR6
Site capacity:	20 homes
Type of development:	Developer led opportunity – land at rear of primary school
Tenure:	Social Rent: 20 units
	Shared Equity: 0 units
	Other:
Programme:	Acquisition: 2028/29
	Start: 2028/29
	Completion: 2029/30
Site description:	Land at rear of primary school – previously zoned for housing
Constraints	Developer led project so will only move at their pace
Site Ownership:	Privately owned
Housing Market Area	Berwickshire
Other Information	Section 75 - No Land banking Opportunity: No Shadow programme Opportunity: No
Deliverability:	Land not in BHA ownership and planning permission to be sought
Housing Need:	Further demand analysis needed but it is believed there is high demand in Reston
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equalities Impact:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications. Two of the homes will be for specialist provision.
Environmental Impact:	All homes to be built to Greener Standard





Co-ordinates -	X: 378229 Y: 653799
Local Plan Ref:	N/A
Site capacity:	18 units
Type of development:	Conversion of existing building into 18 homes
Tenure:	Rent: 18 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: n/a
	Start: 2028/2029
	Completion: 2029/2030
Site description:	Brownfield site.
Constraints	None to note at present
Site Ownership:	BHA
Housing Market Area	Berwickshire HMA
Deliverability:	High
Housing Need:	There is high demand in Duns with BHA's recently completed homes getting high numbers of bids.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 5 of these homes are expected to be specialist provision, with 1 wheelchair accessible and 4 for older people.
Environmental Impact:	All homes to be built to Greener Standard





Priory Hill, Coldstream	
Co-ordinates -	X: 384189 Y: 640185
Local Plan Ref:	N/A
Site capacity:	6 units
Type of development:	Potential to develop 6 family homes with 3 being specialist provision
Tenure:	Rent: 6 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: n/a
	Start: 2026/2027
	Completion: 2027/2028
Site description:	Current garage site
Constraints	None known at present
Site Ownership:	BHA
Housing Market Area	Berwickshire HMA
Deliverability:	80%
Housing Need:	Good demand for affordable accommodation in Coldstream and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 3 of these properties are expected to be specialist provision for older people.
Environmental Impact:	All homes to be built to Greener Standard





The Avenue, Eyemouth	
Co-ordinates -	X: 394550 Y: 663998
Local Plan Ref:	N/A
Site capacity:	8 units
Type of development:	Potential to develop 8 family homes with 4 being specialist provision.
Tenure:	Rent: 8 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: n/a
	Start: 2027/2028
	Completion: 2027/2028
Site description:	Current garage site
Constraints	None known at present
Site Ownership:	BHA
Housing Market Area	Berwickshire HMA
Deliverability:	80%
Housing Need:	There is high demand for homes in Eyemouth as evidenced through analysis of local needs data
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 4 of these properties are expected to be specialist provision for older people.
Environmental Impact:	All homes to be built to Greener Standard





West Gavinton Expansion	
Co-ordinates -	X: 376712 Y: 652002
Local Plan Ref:	BGA1
Site capacity:	30 homes
Type of development:	Developer led opportunity – greenfield land at rear of primary school.
Tenure:	Social Rent: 30 units
	Shared Equity: 0 units
	Other:
Programme:	Acquisition: 2024/25
	Start: 2025/26
	Completion: 2027/2028
Site description:	Land adjacent to playing fields. Previously obtained planning permission which is live, but new approval will be sought.
Constraints	Developer led project so will only move at their pace (S75)
Site Ownership:	Privately owned
Housing Market Area	Berwickshire HMA
Deliverability:	Medium. Land not in BHA ownership and planning permission to be sought
Housing Need:	Further demand analysis needed but it is believed there is high demand in Gavinton given proximity to Duns
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	Medium
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 3 of these units will be specialist provision – 1 wheelchair accessible and 2 for older people.
Environmental Impact:	All homes to be built to Greener Standard

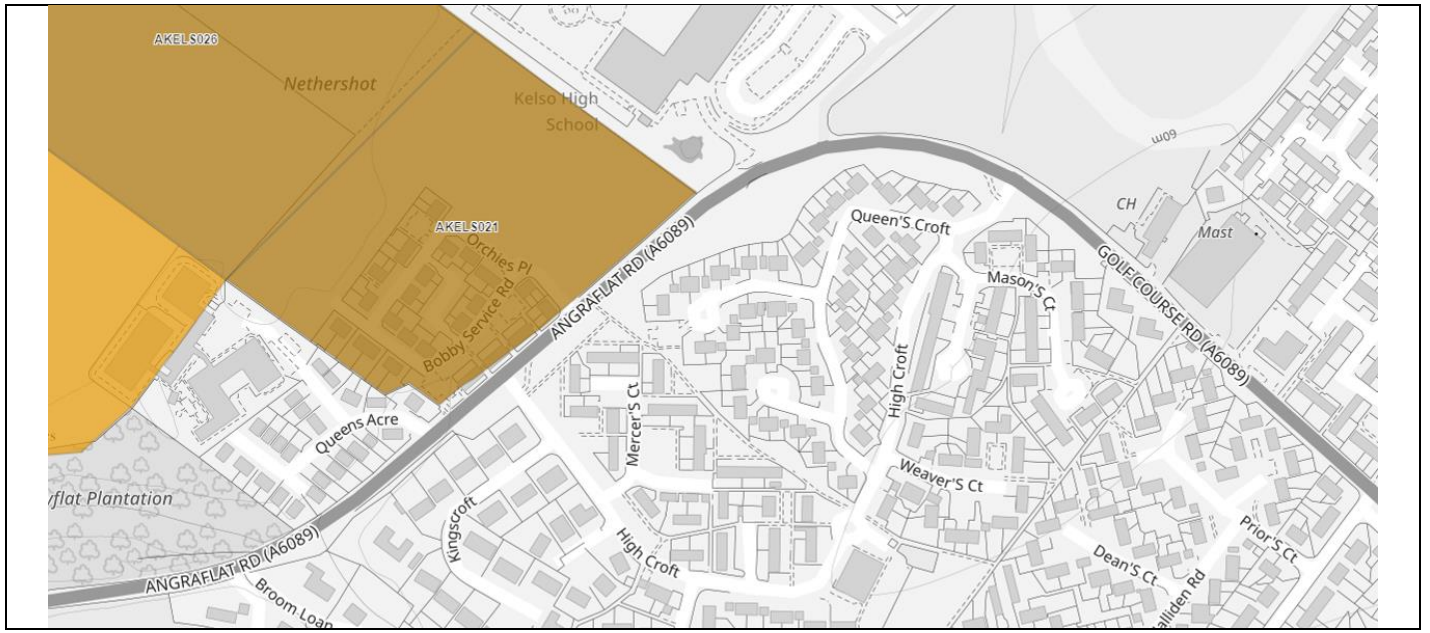




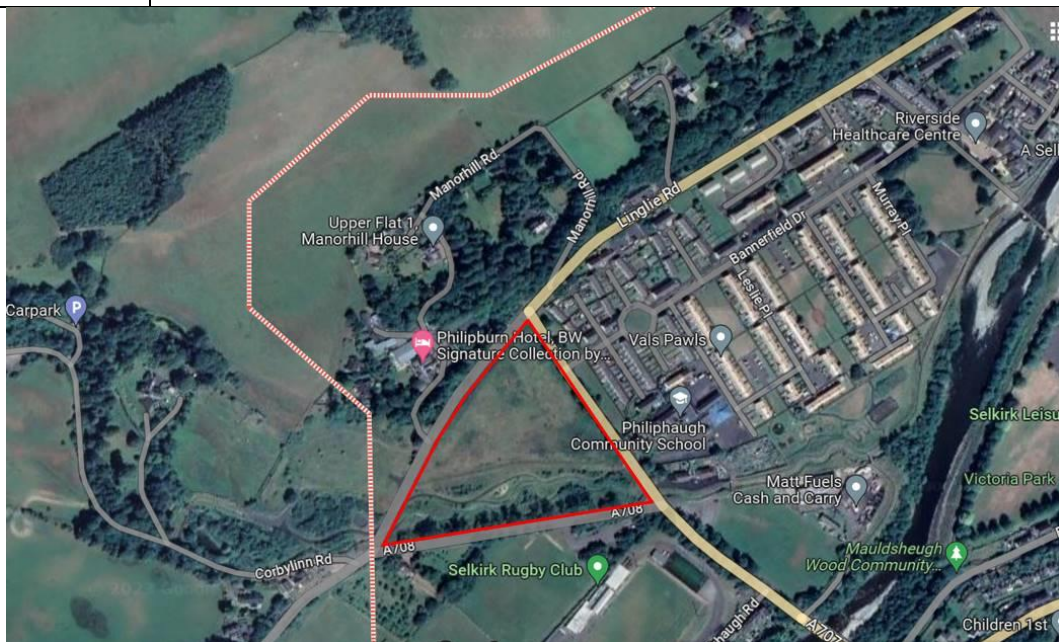
Eildon Housing Association

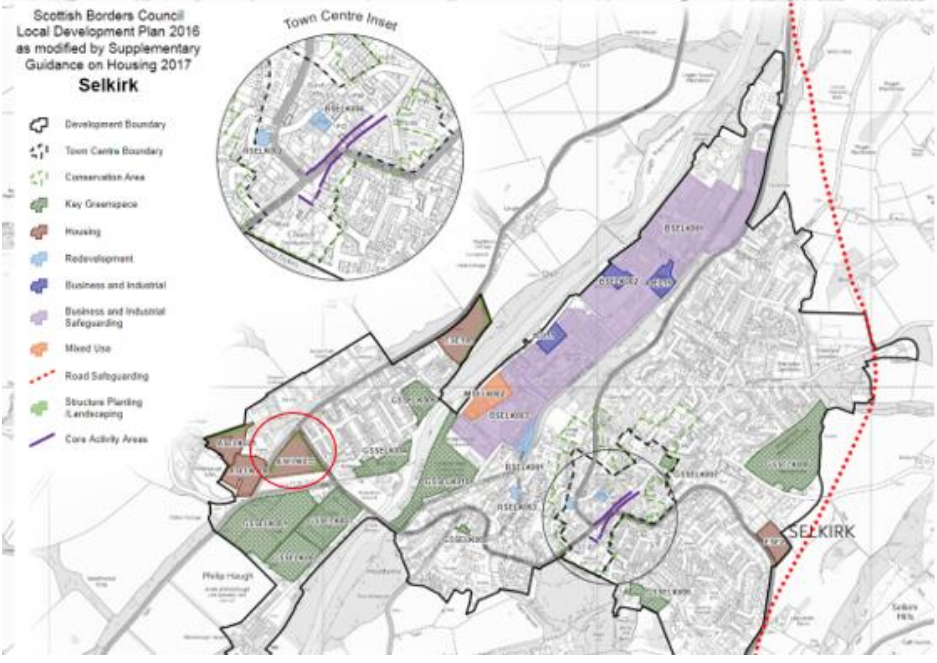
Angraflat 2, Kelso	
Co-ordinates -	X: 372405 Y: 635114
Local Plan Ref:	AKELS021
Site capacity:	
Type of development:	50 units on greenfield site as part of developer led opportunity.
Tenure:	Rent: 50 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2029/2030
	Completion: To be programmed
Site description:	Developer led opportunity
Constraints	This is a Section 75 Project.
Site Ownership:	Private
Housing Market Area	Central HMA
Deliverability:	80%
Housing Need:	There is a high level of demand for affordable housing in Kelso
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 10 of these properties will be specialist provision wheelchair accessible.
Environmental Impact:	All homes to be built to Greener Standard



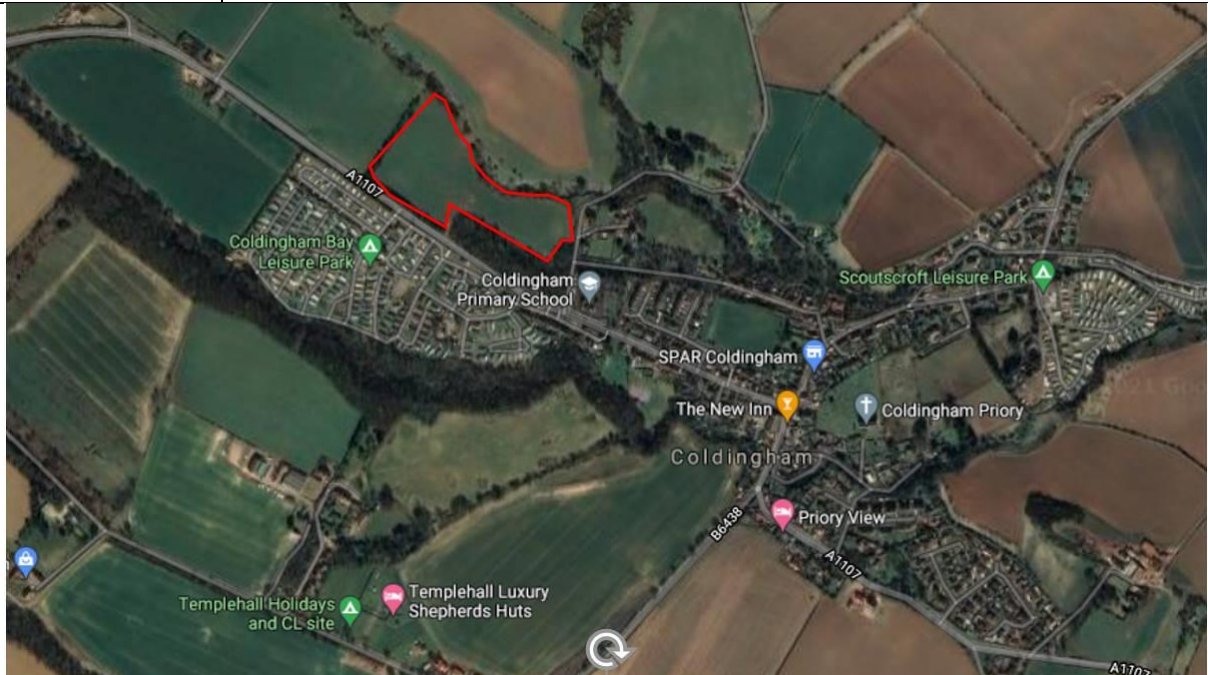


Angles Field, Selkirk	
Co-ordinates -	X:345901 Y:628722
Local Plan Ref:	ASELK033
Site capacity:	50 units
Type of development:	A mix of 2 and 3 bed affordable houses (some wheelchair accessible) as well as cottage flats.
Tenure:	Rent: 50 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: March 23
	Start: 2026/27
	Completion: 2028/29
Site description:	The site is greenfield land zoned for residential development in the Local Development Plan.
Constraints	Planning required, potential flood risk.
Site Ownership:	The site is privately owned.
Housing Market Area	Central HMA
Deliverability:	90% Site has been acquired, site programme anticipated in 2026/27 and in meantime there are plans to develop temporary community garden.
Housing Need:	Good demand for affordable housing in Selkirk and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 6 of these properties will be specialist provision wheelchair accessible.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.

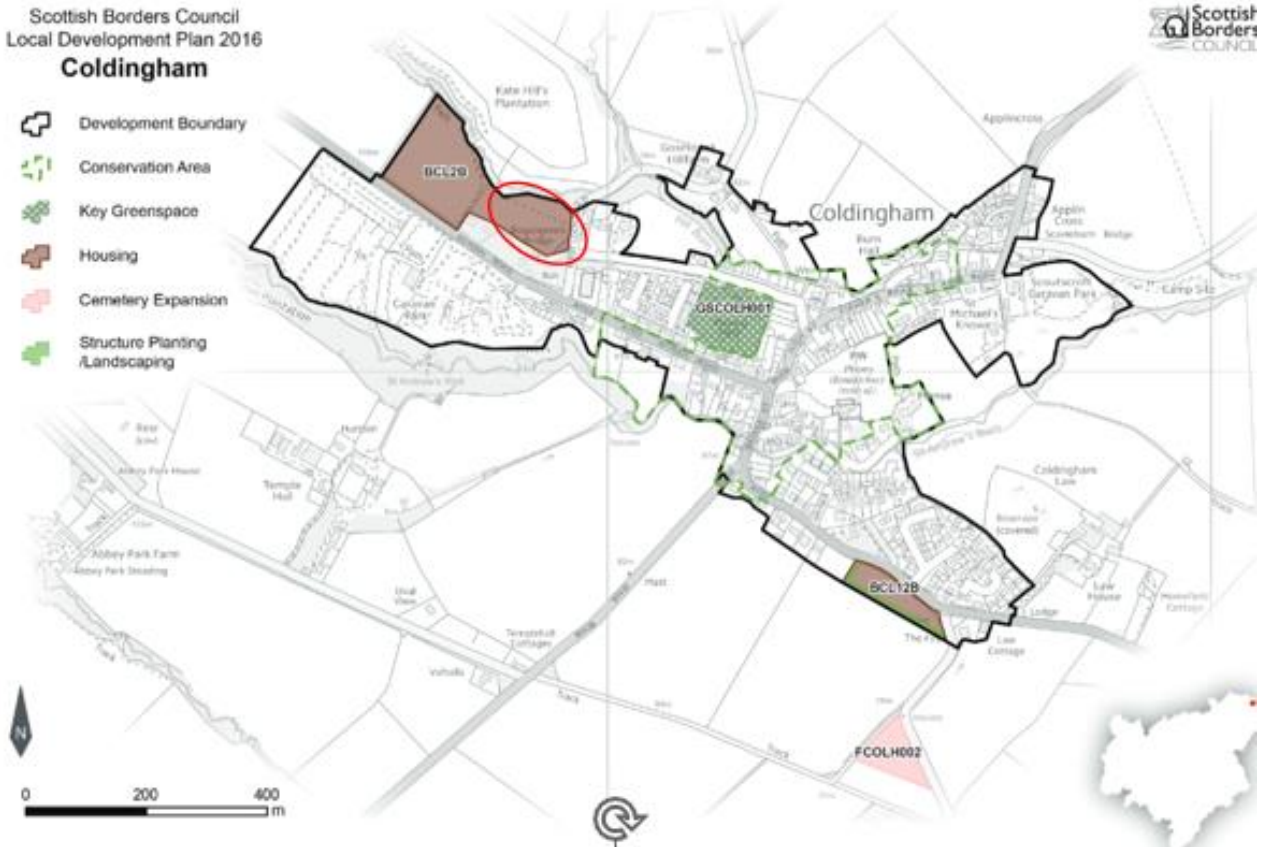




Bogangreen, Coldingham	
Co-ordinates -	X: 389769 Y: 666303
Local Plan Ref:	BCL2B
Site capacity:	20
Type of development:	New build s.75 on greenfield site
Tenure:	Rent: 20
	Shared Equity: None
	Other: circa 60 market housing
Programme:	Acquisition: January 2022
	Start: 2024/25
	Completion: 2025/2026
Site description:	Part of a larger site. This is the affordable element of the site.
Constraints	Subject to agreement of planning conditions, building control and finalisation of S.75.
Site Ownership:	Privately owned
Housing Market Area	Berwickshire
Deliverability:	90%. EHA working on a direct land deal with the developer to deliver the S.75 affordable homes.
Housing Need:	Good demand for affordable housing in Coldingham and neighbouring villages.
Strategic Fit:	Fits in with Aims and Key Objectives of LHS
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.

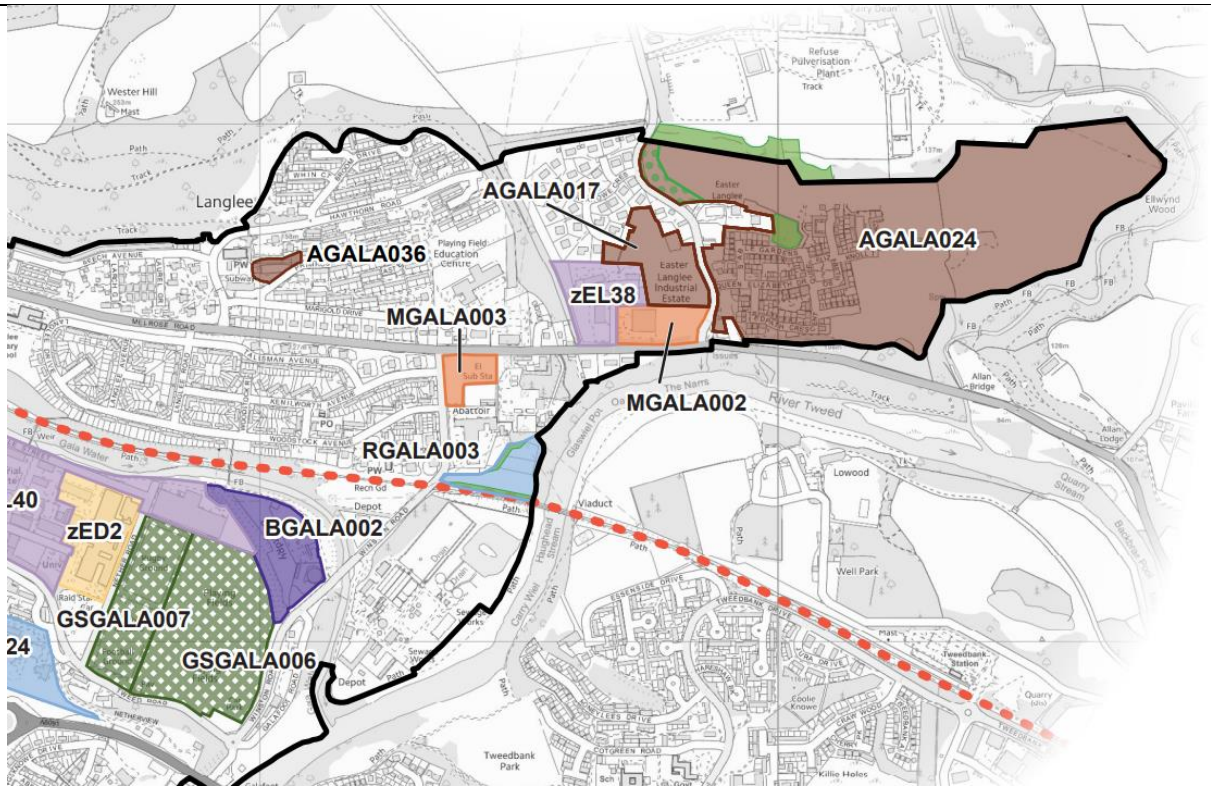


- Development Boundary
- Conservation Area
- Key Greenspace
- Housing
- Cemetery Expansion
- Structure Planting/Landscaping



Coopersknowe Phase 2, Galashiels	
Co-ordinates -	X:351783 Y: 635618
Local Plan Ref:	ZEL38 zoned for business and industrial safeguarding MGALA002 zoned for mixed use
Site capacity:	30 family houses
Type of development:	New build on a mixed brown and green field site.
Tenure:	Rent: 30 for social rent
	Shared Equity: None
	Other: None
Programme:	Acquisition: March 2022
	Start: 2028/2029
	Completion: To be programmed.
Site description:	Brownfield site forms part of the site contains an existing industrial unit that will be demolished.
Constraints	Change of use approval, alongside planning approvals will be required.
Site Ownership:	In EHA's ownership.
Housing Market Area	Central HMA.
Deliverability:	60%
Housing Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 6 of these properties will be specialist provision wheelchair accessible.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



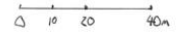


MAIN VEHICULAR ACCESS TO SITE FROM THE WESTERN EDGE

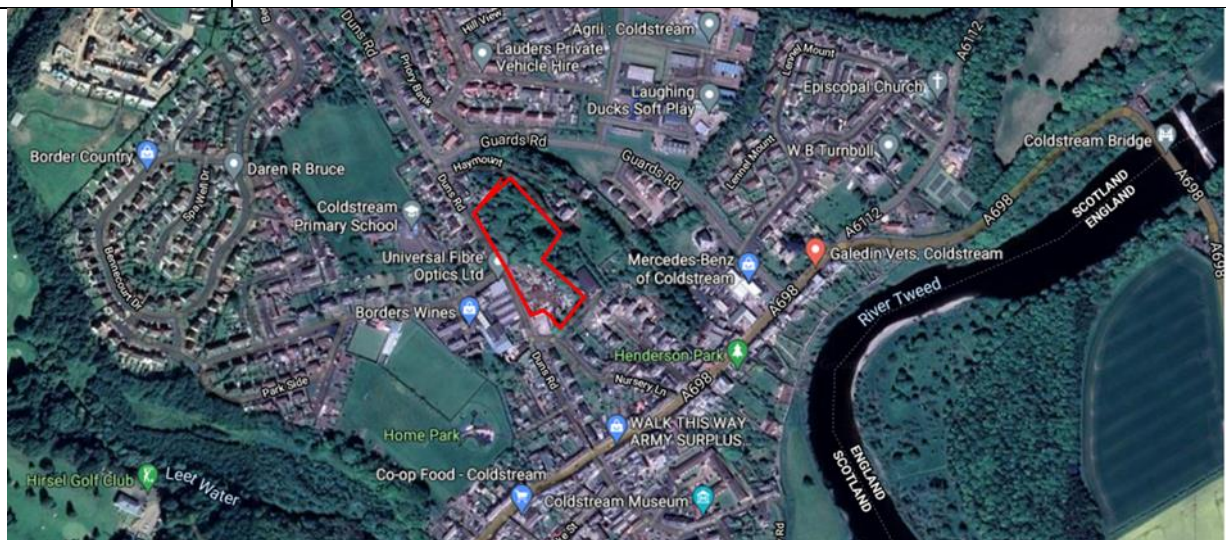
EXISTING TREE BELT RETAINED TO THE SOUTH

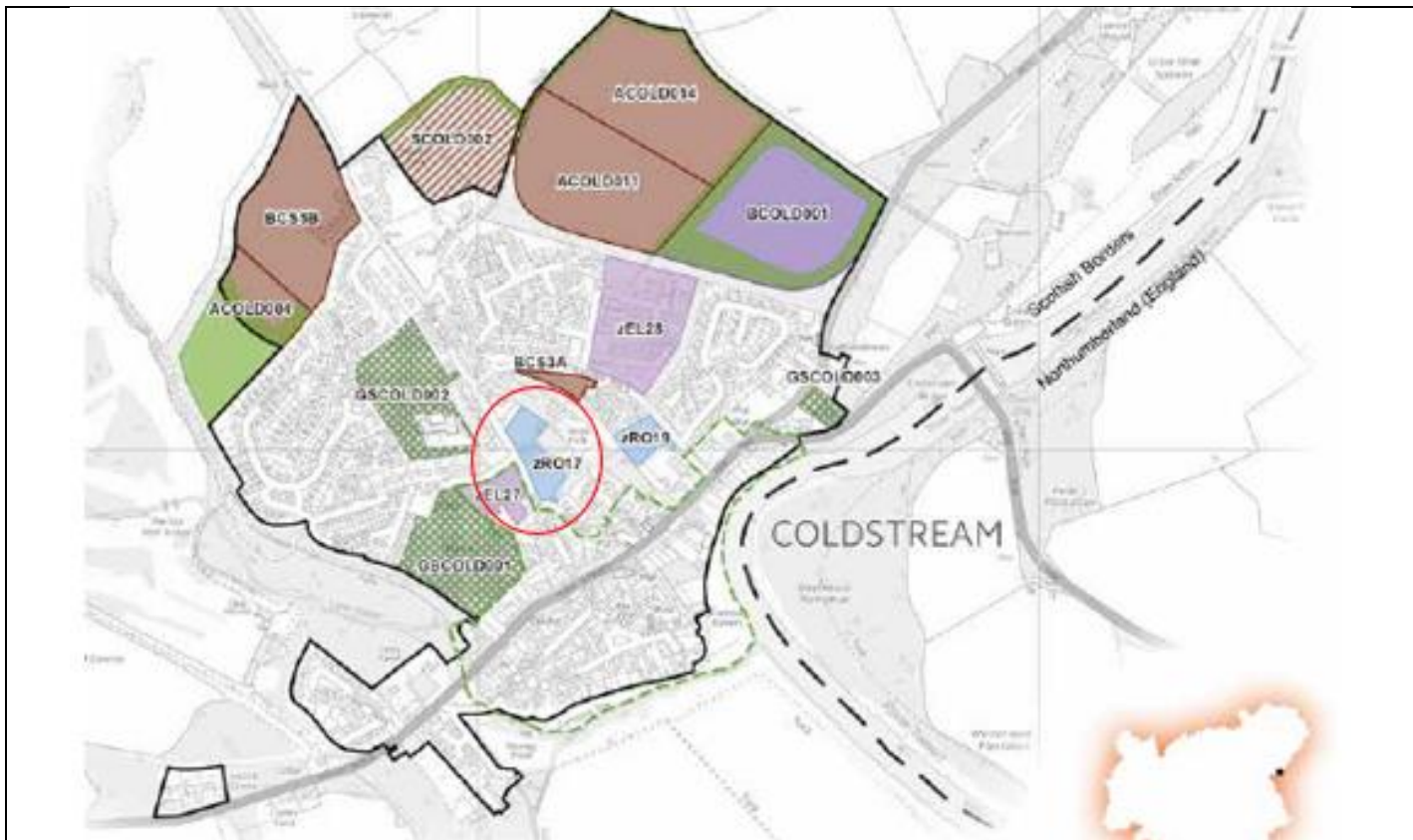
FLATTED BLOCK ACTS AS A 'GATEWAY' BUILDING TO GALASHIELS

1:1000 @ A3



Duns Road, Coldstream	
Co-ordinates -	X:384105 Y:640006
Local Plan Ref:	zRO17 zoned for redevelopment
Site capacity:	59 Family homes
Type of development:	Newbuild on a mixed greenfield and brownfield site.
Tenure:	Rent: 59 for social rent
	Shared Equity: None
	Other: None
Programme:	Acquisition: September 2023
	Start: 2025/2026
	Completion: 2027/2028
Site description:	Mixed site, greenfield and existing scrap yard (brownfield)
Constraints	Subject to planning and building control. Site is heavily contaminated; have a two year site clearance strategy in place
Site Ownership:	Private ownership.
Housing Market Area	Berwickshire HMA
Deliverability:	80%.
Housing Need:	Good demand for affordable accommodation in Coldstream and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 2 of these homes will be specialist provision wheelchair accessible.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





Edgar Road, Westruther	
Co-ordinates -	X:363326 Y: 650111
Local Plan Ref:	GSHER001
Site capacity:	10 family houses
Type of development:	Newbuild of greenfield site
Tenure:	Rent: 10 units for social rent
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition: March 18
	Start: March 2021
	Completion: 2025/2026
Site description:	Originally a greenfield site. Now a stalled site
Constraints	Stalled site. original contractor in liquidation. Feasibility to build out being progressed
Site Ownership:	In Association ownership
Housing Market Area	Berwickshire
Deliverability:	95%
Housing Need:	Good demand for affordable accommodation in settlement and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



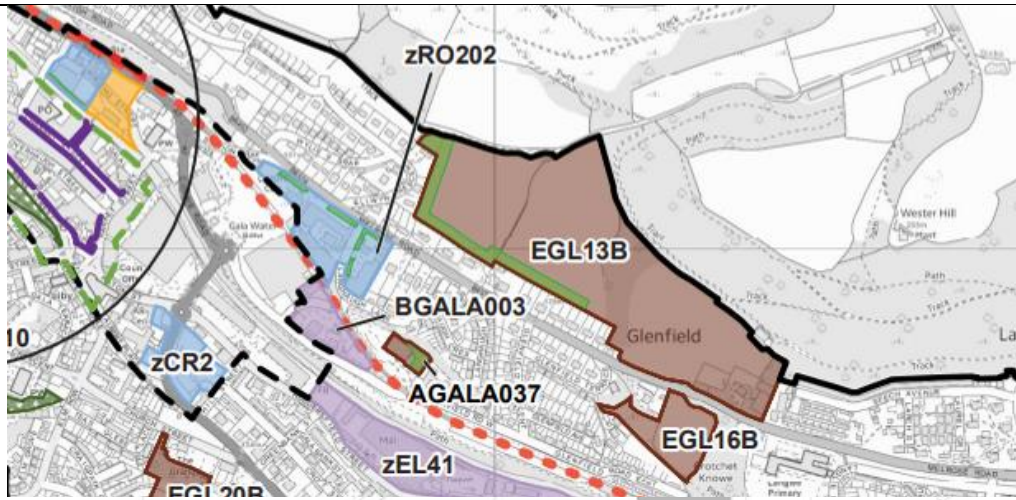


© Ordnance Survey. Licence number: 100003123



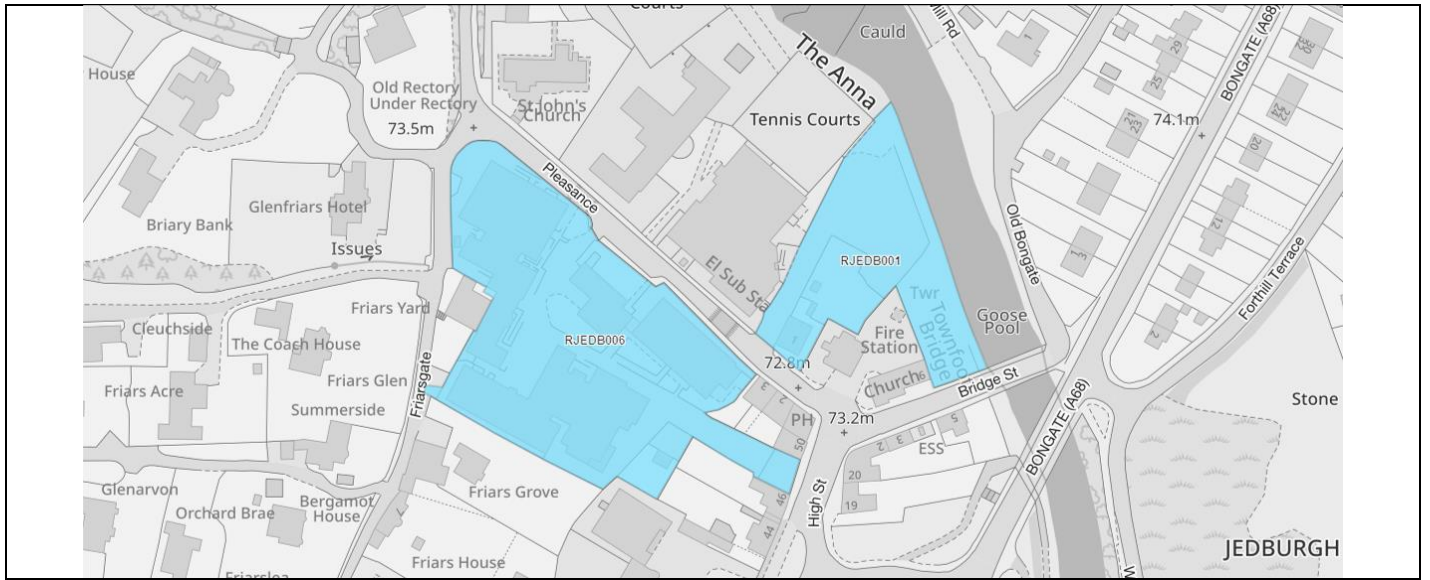
Ex-College site, Galashiels	
Co-ordinates -	X: 349769 Y: 635988
Local Plan Ref:	zRO202 zoned for redevelopment
Site capacity:	46 units
Type of development:	Demolition of existing building and new build on cleared site.
Tenure:	Rent: 46 for social rent
	Shared Equity: None
	Other: none
Programme:	Acquisition: March 2022
	Start: 2025/2026
	Completion: 2027/2028
Site description:	Existing college building.
Constraints	Subject to agreement of planning conditions and building control.
Site Ownership:	In Association ownership
Housing Market Area	Central
Deliverability:	95%
Housing Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





Former Jedburgh Grammar, Jedburgh	
Co-ordinates -	X: 365162 Y: 621008
Local Plan Ref:	RJEDB006
Site capacity:	
Type of development:	Delivery of 40 affordable homes
Tenure:	Rent: 40 homes
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2029/30
	Completion:
Site description:	Brownfield site.
Constraints	TBC
Site Ownership:	SBC ownership
Housing Market Area	Central
Deliverability:	50%
Housing Need:	Medium – there is a need for affordable homes in Jedburgh
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 10 units will be specialist provision
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.

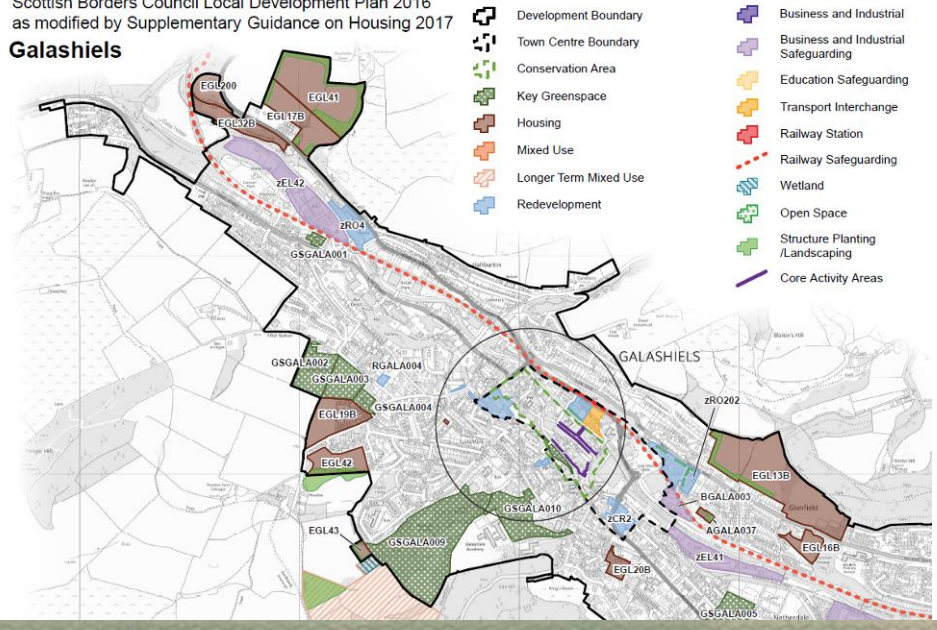




High Buckholm 2b, Galashiels	
Co-ordinates -	X:348043 Y: 637578
Local Plan Ref:	EGL41
Site capacity:	24 as part of phase 2b family houses
Type of development:	New build on greenfield site.
Tenure:	Rent: 24 for social rent
	Shared Equity: None
	Other: None
Programme:	Acquisition: March 2020
	Start: March 2020
	Completion: 2025/2026
Site description:	Green field site
Constraints	Planning and Building Regulations in place
Site Ownership:	In EHA's ownership
Housing Market Area	Central
Deliverability:	100%
Housing Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.

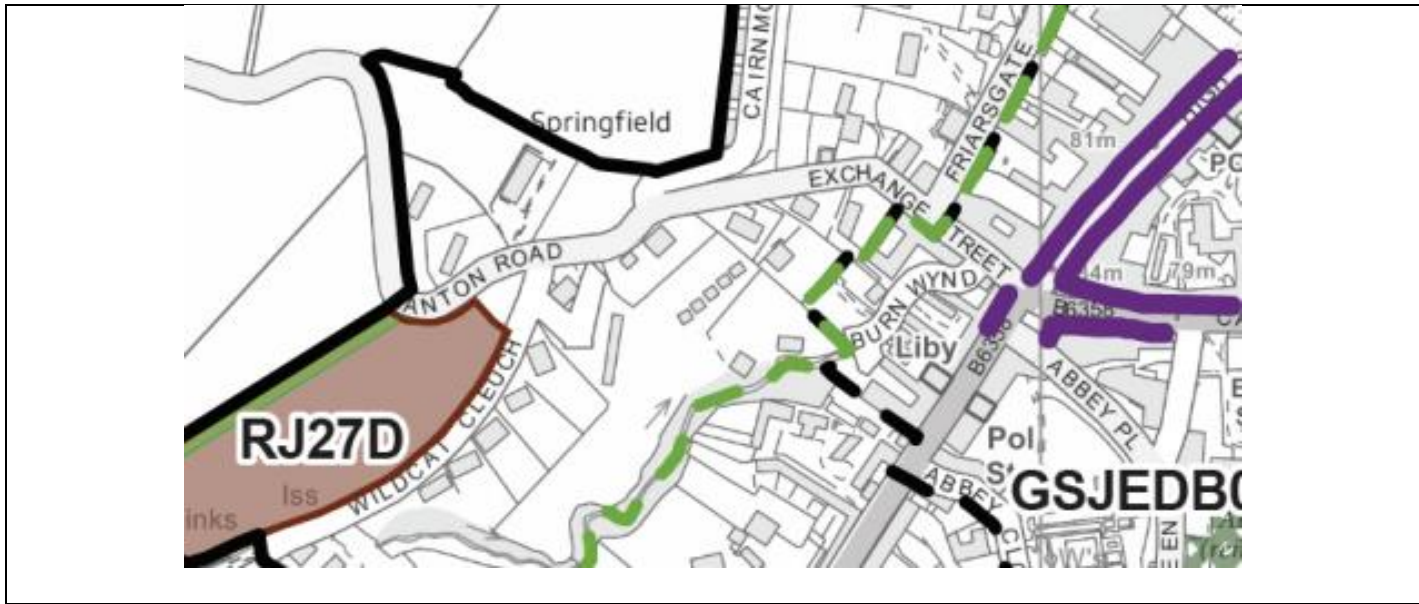


Scottish Borders Council Local Development Plan 2016
 as modified by Supplementary Guidance on Housing 2017
Galashiels



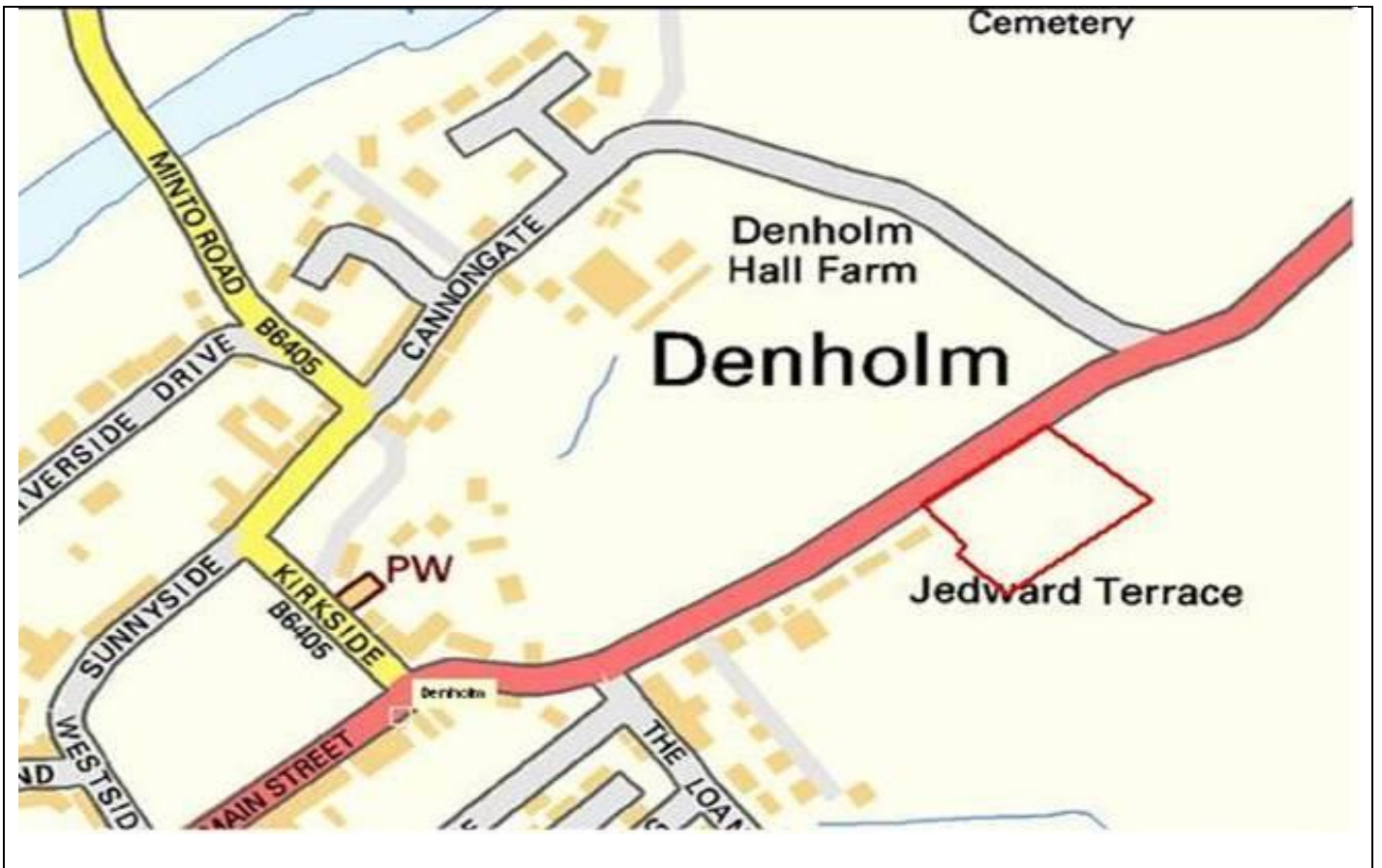
High Street, Jedburgh	
Co-ordinates -	X: 3364992 Y: 620589
Local Plan Ref:	None
Site capacity:	3 Apartments and one office
Type of development:	Newbuild s.75 on greenfield site
Tenure:	Rent: 3 for social rent
	Shared Equity: None
	Other: none
Programme:	Acquisition: October 2024
	Start: 2025/2026
	Completion: 2026/2027
Site description:	Redevelopment of existing derelict building in prominent town centre location
Constraints	Conservation Area; Car parking provision not possible
Site Ownership:	In LA ownership, to be acquired via Turnkey arrangements
Housing Market Area	Central
Deliverability:	30%
Housing Need:	Good demand for affordable accommodation in Jedburgh and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



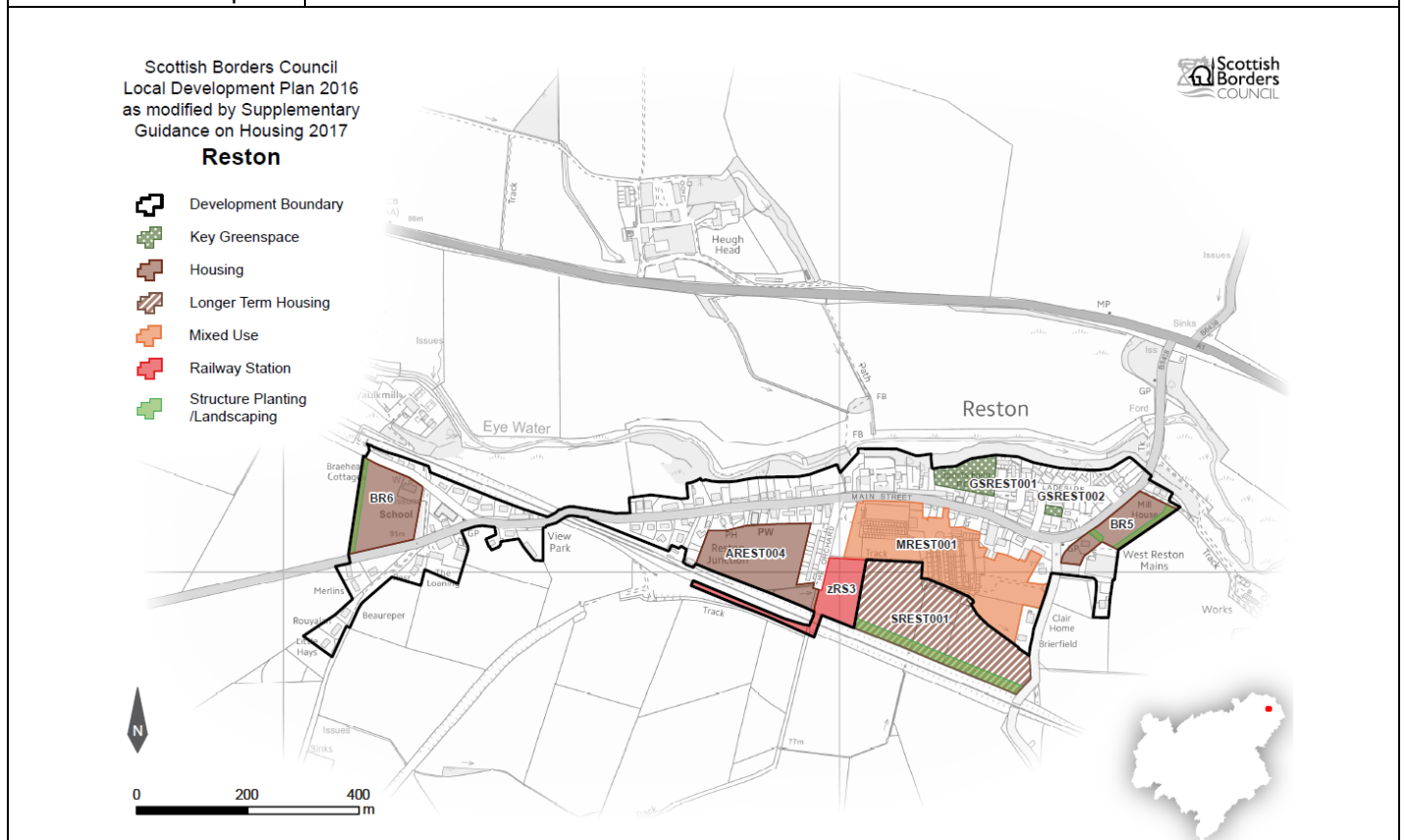


Jedward Terrace 2, Denholm	
Co-ordinates -	X: 357193 Y: 618555
Local Plan Ref:	N/A
Site capacity:	12 units
Type of development:	12 houses on greenfield site.
Tenure:	Rent: 12 units for social rent
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition: April 2019
	Start: 2028/2029
	Completion: 2029/2030
Site description:	Greenfield site on edge of settlement
Constraints	None.
Site Ownership:	EHA
Housing Market Area	Central HMA
Deliverability:	85%
Housing Need:	Good demand for affordable accommodation in Jedburgh and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



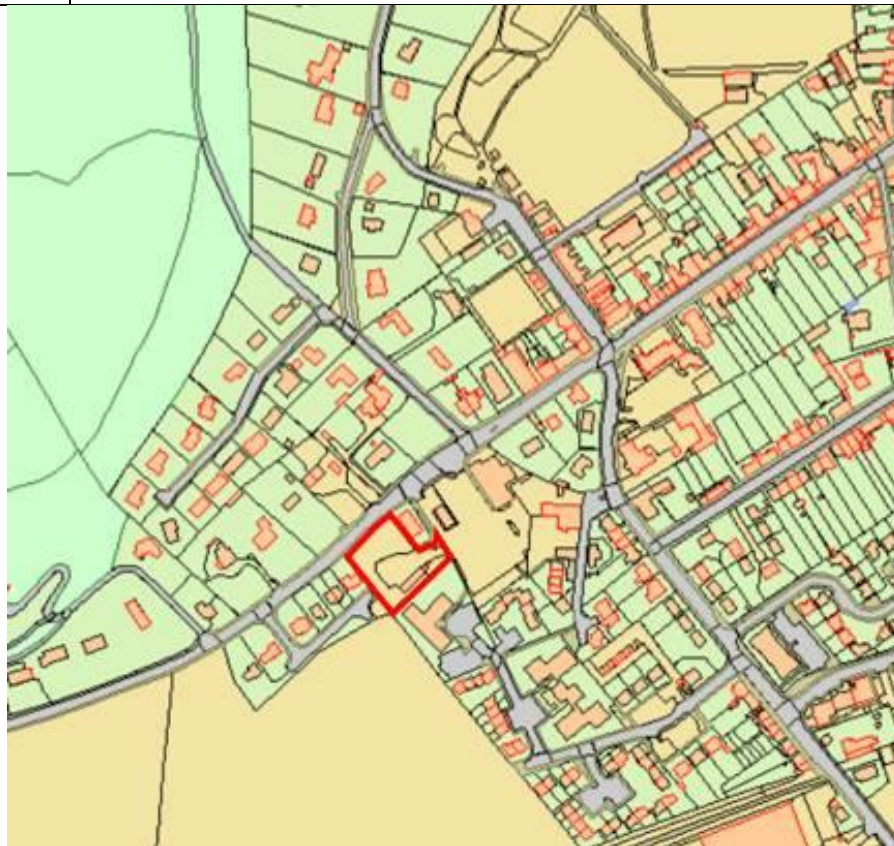


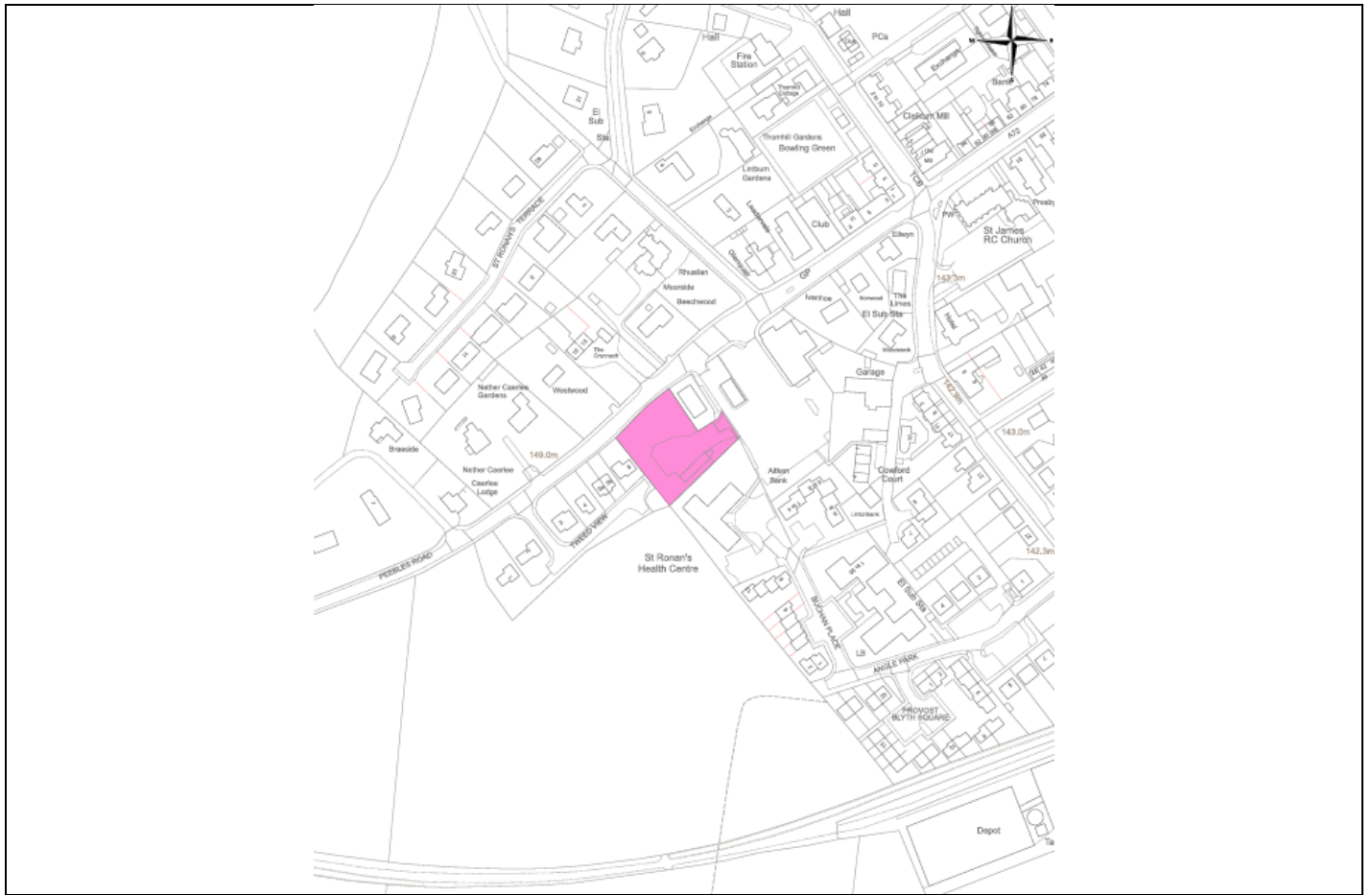
Main Street, Reston	
Co-ordinates	X: 388533 Y: 662111
Local Plan Reference	BR5
Site capacity:	28 units
Type of development:	Greenfield site. 28 houses for affordable rent
Tenure:	Rent: 28
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2029/30
	Completion: To be programmed.
Site description:	S.75 land and works deal with Normadik to meet their affordable requirement on the remainder of the site
Constraints	Planning permission required.
Site Ownership:	Private
Housing Market Area	Berwickshire HMA
Other Information	Section 75 - Yes
	Land banking Opportunity: No
	Shadow programme Opportunity: Yes
Deliverability:	30%
Housing Need:	Good demand for affordable accommodation in Reston
Strategic Fit:	Fits in with Strategic outcomes of the LHS
Social and Economic Impact:	High positive impact to sustain local people in the Reston area
Equalities Impact	It is anticipated that there are no adverse equality implications from the delivery of this project. Four of the homes will be for specialist provision.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



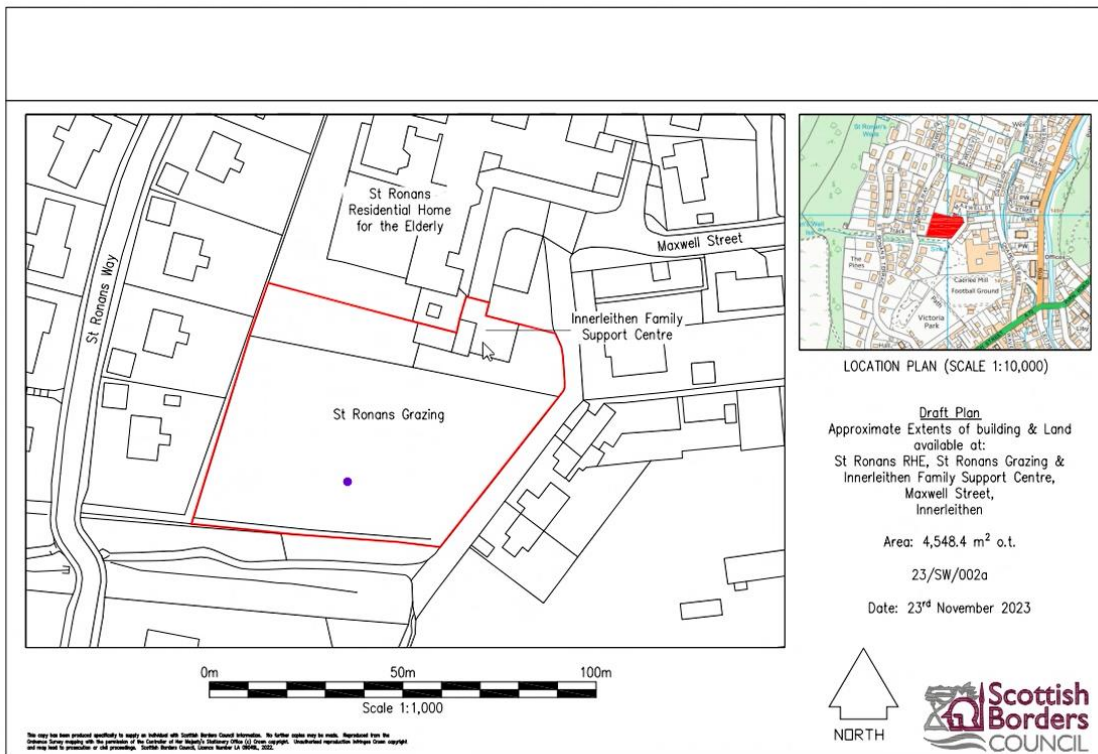


Peebles Road, Innerleithen	
Co-ordinates -	X: 332823 Y: 636432
Local Plan Ref:	T13B
Site capacity:	9 flats
Type of development:	9 unit development on brownfield site
Tenure:	Rent: 9 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: Already owned by EHA.
	Start: 2027/2028
	Completion: 2028/2029
Site description:	Brownfield site.
Constraints	Small brownfield site on the western side of the settlement
Site Ownership:	None. Planning Consent agreed
Housing Market Area	EHA acquired the site in March 2019
Other Information	Northern
Deliverability:	95%
Housing Need:	Strong demand for rented accommodation in Innerleithen.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





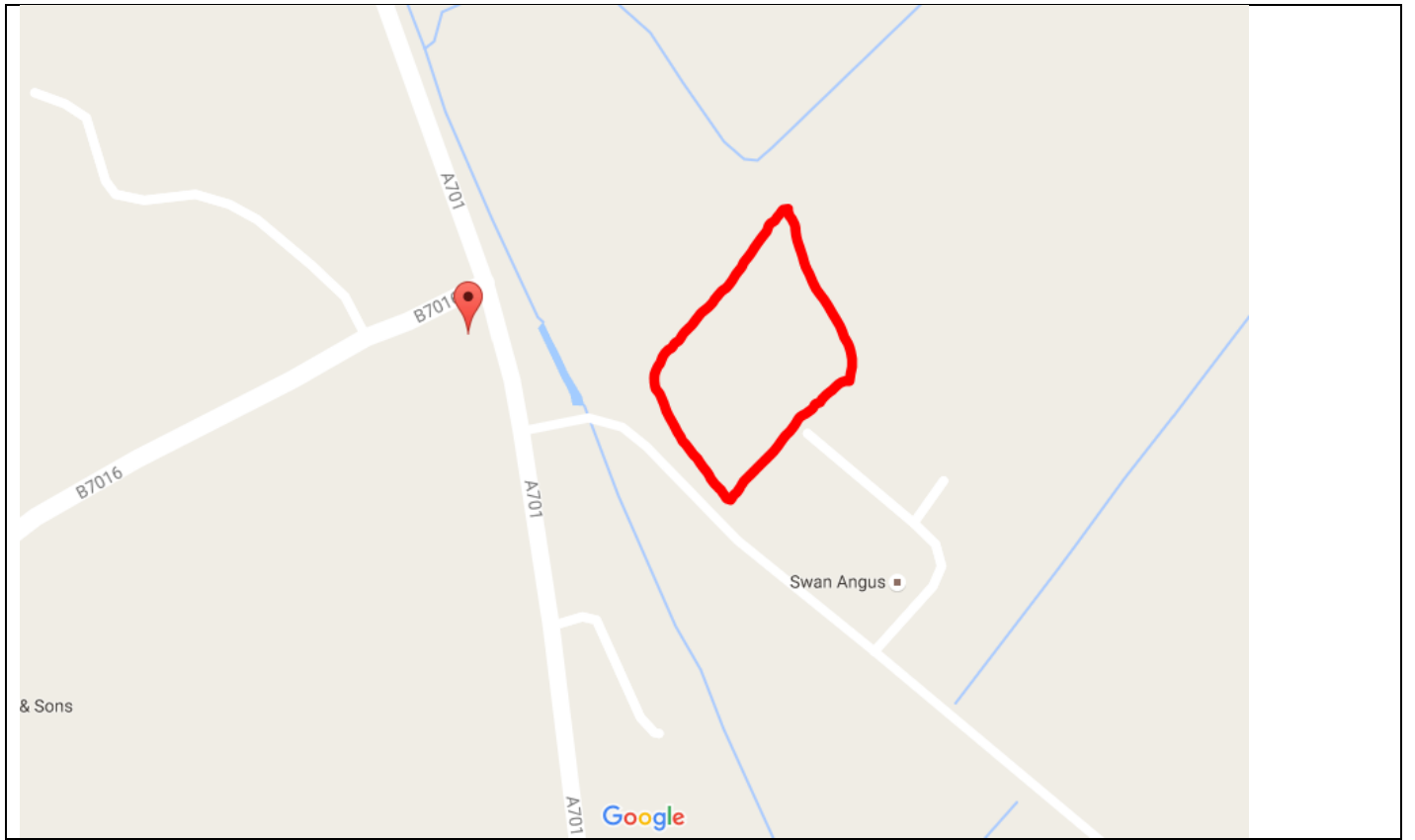
Ronan's Cottage, Innerleithen	
Co-ordinates -	X: 333021 Y: 636992
Local Plan Ref:	n/a
Site capacity:	2 refurbished homes
Type of development:	Refurbishment of two 1 bed flats into housing for specialist needs in collaboration with the Learning Disability Service.
Tenure:	Rent: 2 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: n/a
	Start: 2025/2026
	Completion: 2025/2026
Site description:	Brownfield site.
Constraints	None at this time
Site Ownership:	NHS Borders
Housing Market Area	Northern HMA
Deliverability:	60%
Housing Need:	There is high demand for affordable homes in Innerleithen as well as specialist housing for particular needs.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. These 2 units will be specialist provision which help deliver homes for the Learning Disability Service.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





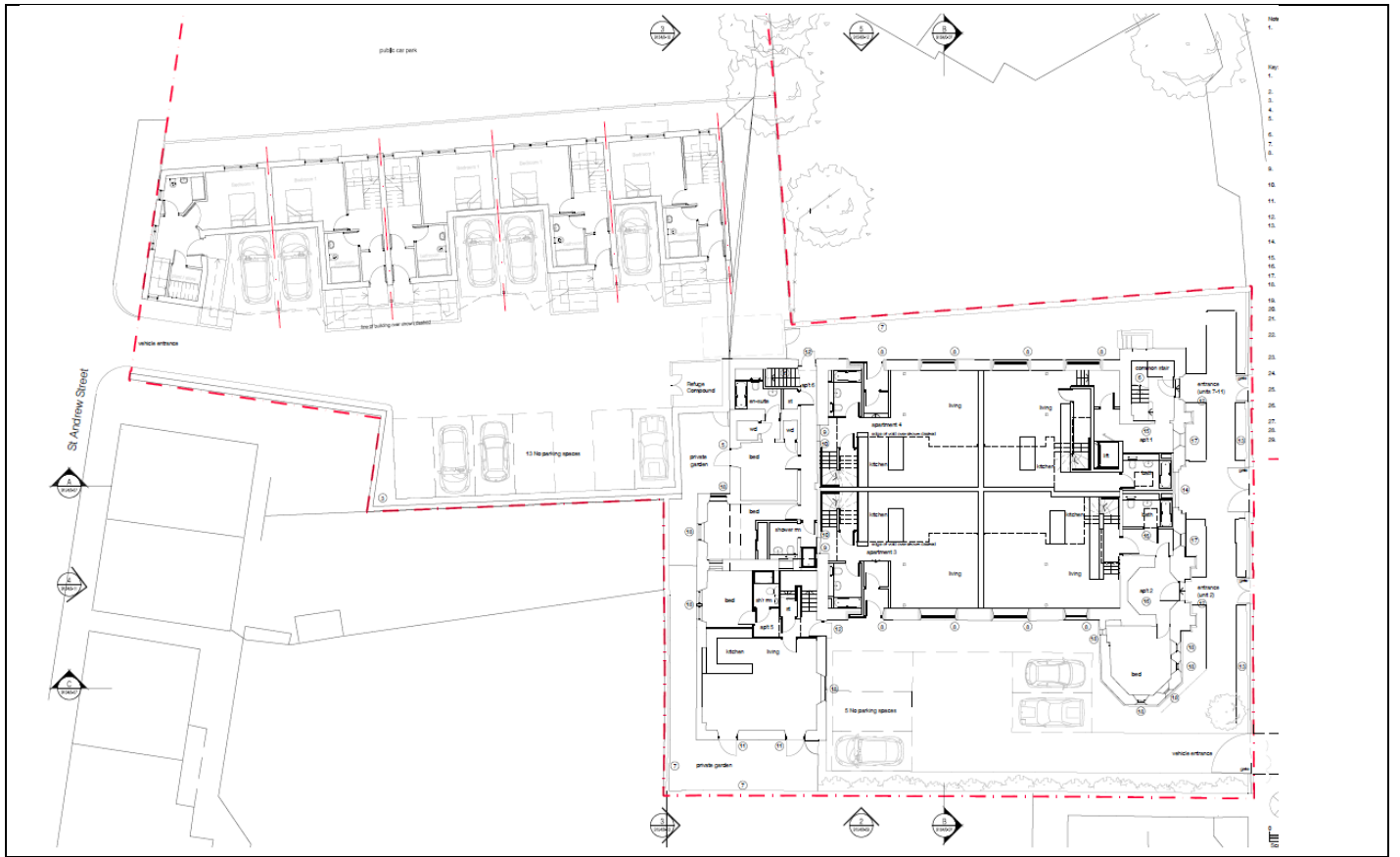
Springwell Brae, Broughton	
Co-ordinates -	X: 311326 Y: 636685
Local Plan Ref:	TB10B Edge of settlement site, Allocated Housing site.
Site capacity:	11 units
Type of development:	Houses
Tenure:	Rent: 11 units for social rent
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition: September 2018
	Start: 2027/2028
	Completion: 2028/2029
Site description:	Greenfield site
Constraints	None.
Site Ownership:	Site owned by EHA.
Housing Market Area	Northern HMA.
Deliverability:	85%
Housing Need:	Good level of demand in area.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 1 unit will be specialist provision wheelchair accessible.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





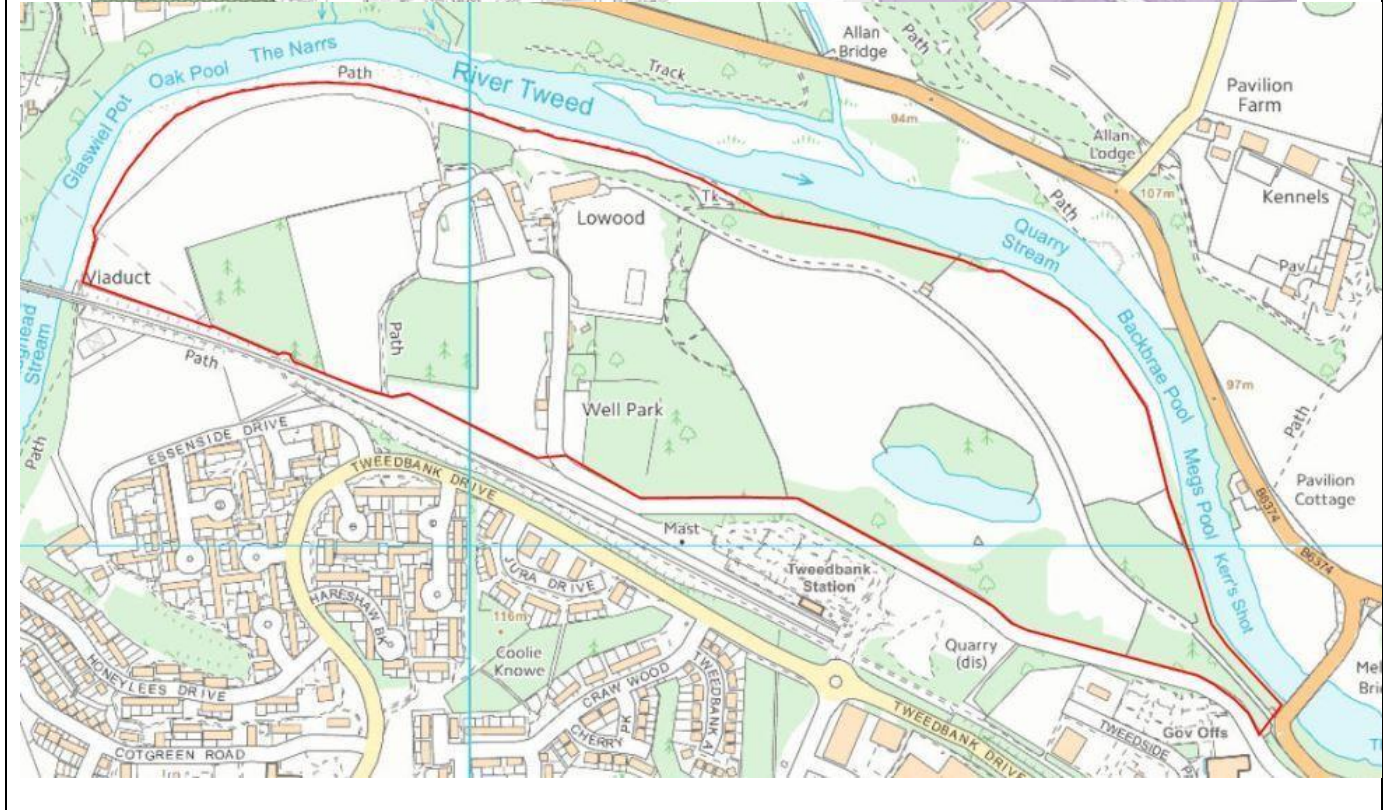
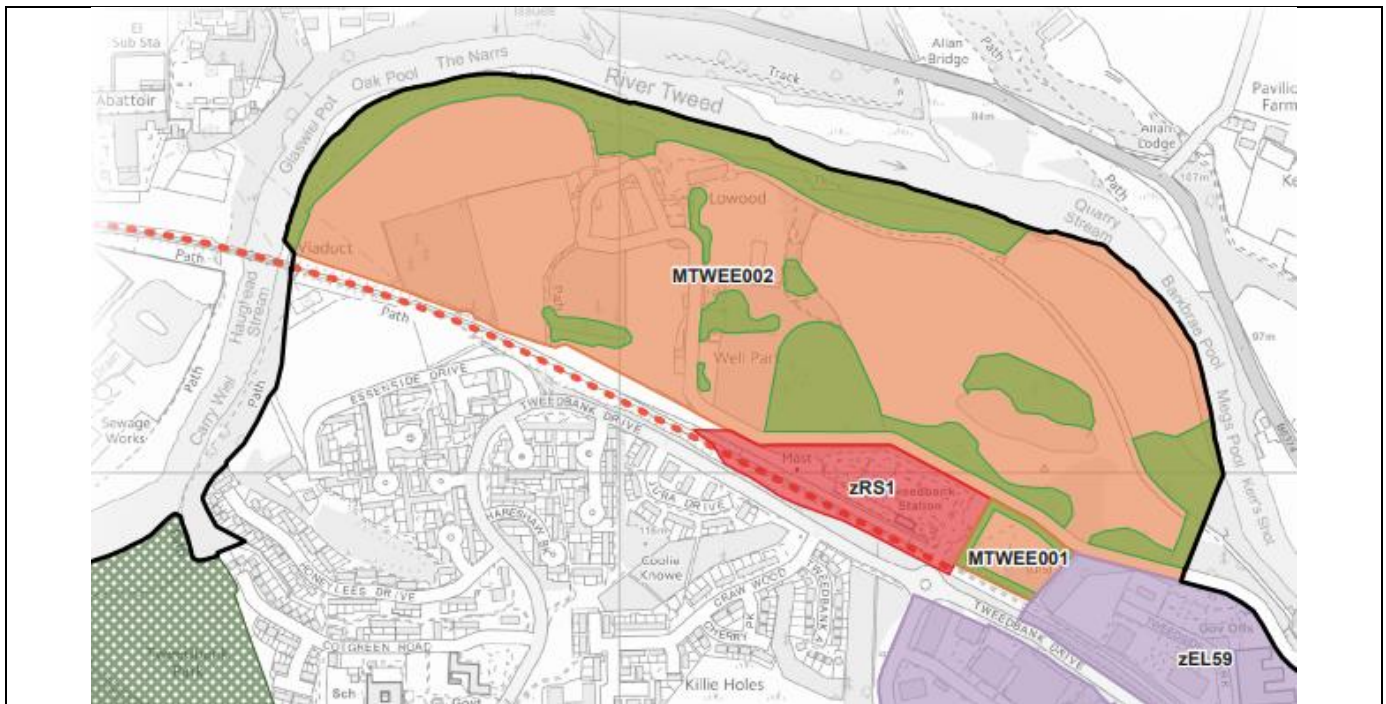
St Aidan's, Galashiels	
Co-ordinates -	X: 353791 Y: 635002
Local Plan Ref:	AGATT007
Site capacity:	20 units
Type of development:	Houses and flats
Tenure:	Rent: 20 units for social rent
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition: September 2018
	Start: 2026/2027
	Completion: 2027/2028
Site description:	Cleared site following demolition of former St Aidan's Church. Acquired by EHA from former private owner.
Constraints	None.
Site Ownership:	EHA
Housing Market Area	Central HMA
Deliverability:	85%
Housing Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





Tweedbank Expansion Phase 1	
Co-ordinates -	X: 352141 Y: 635289
Local Plan Ref:	MTWEE002
Site capacity:	30 units - Ph1 and 25 units - Ph2
Type of development:	Phased approach to delivery of 75/100 affordable units of new build housing development of largely greenfield area via a Council-led master planning approach. Ph2 [25 units] identified as Potential pipeline development project.
Tenure:	Social Rent: 30 units
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition: 2024/25
	Start: 2029/30
	Completion: To be programmed.
Site description:	Ph1 [and Ph2] of development of largely greenfield site via a Council –led master planning approach capable of providing 75/100 affordable units as part of a larger estimated 300-400 homes and other mixed-use development.
Constraints	Subject to progressing Council-led master planning approach and provision of road and other services infrastructure being provided.
Site Ownership:	Scottish Borders Council
Housing Market Area	Central HMA
Deliverability:	60% Subject to master planning exercise and infrastructure being provided
Housing Need:	Strong housing need evidenced by RSL registration lists, and consultant’s reports.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High/ Medium/ Low
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 6 units will be specialist provision wheelchair accessible.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





Tweedbridge Court, Peebles	
Co-ordinates -	X:324960 Y:640241
Local Plan Ref:	RPEEB003.
Site capacity:	22 homes
Type of development:	Redevelopment of existing RSL housing
Tenure:	Rent: 22 for social rent
	Shared Equity: 0
	Other: 0
Programme:	Acquisition: January 2018
	Start: October 2018 (Demolition commenced in February 2018)
	Completion: 2026/2027
Site description:	RSL housing development on a site that occupies an area of c.174 acres on a prominent site to the River Tweed and road bridge leading to the town centre.
Constraints	Site subject to flooding so design will include flood risk mitigation measures.
Site Ownership:	In EHA's ownership
Housing Market Area	Northern HMA
Deliverability:	90%. Tender agreed and approved by Board, progressing SG tender.
Housing Need:	Good demand for affordable accommodation in Peebles and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.

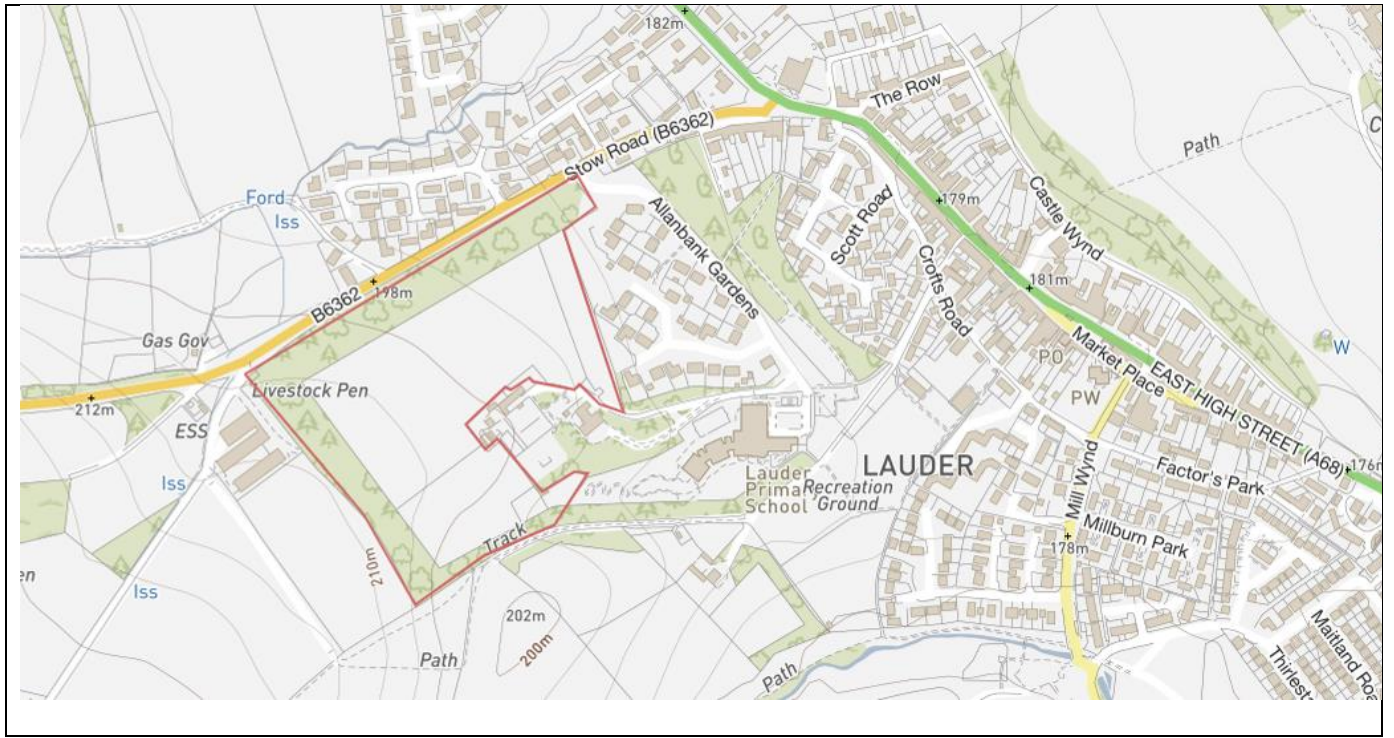





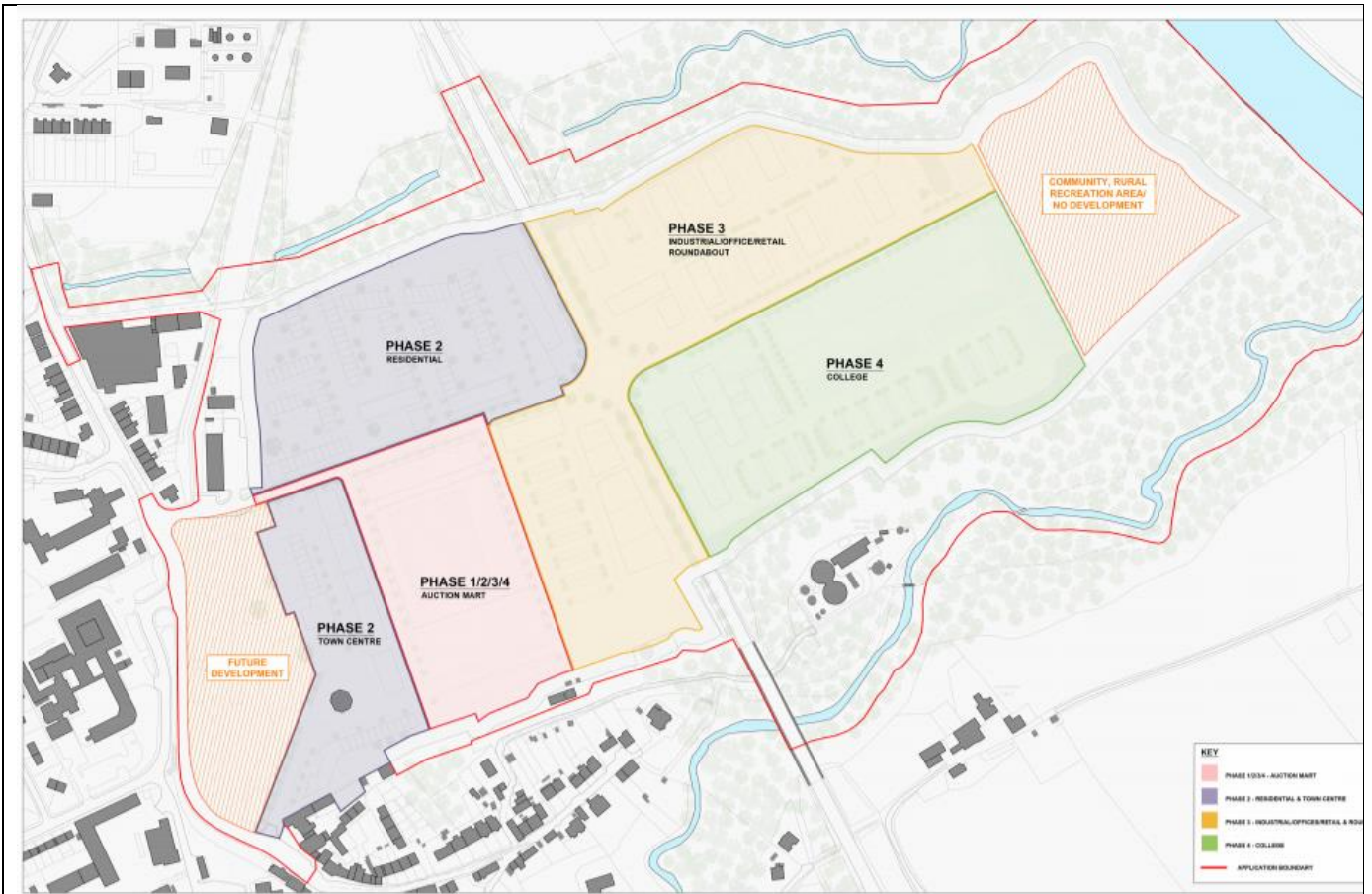
Scottish Borders Housing Association

Allanbank, Lauder	
Co-ordinates -	X: 352600 Y: 647784
Local Plan Ref:	ALAUD001
Site capacity:	26 Homes
Type of development:	Greenfield development
Tenure:	Rent: 26 units for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: Dec 23
	Start: Feb 24
	Completion: 2025/2026
Site description:	Affordable housing land associated with the development of land at West Allanbank, Lauder.
Constraints	Project is developer led so will only move at the pace that they are willing to move at. Project timescales at the mercy of the developer. Planning permission in place and developer working to acquire the land.
Site Ownership:	Developer under contract
Housing Market Area	North HMA
Other Information	Section 75 Project.
Deliverability:	90%. S75 land which will require planning approval before SBHA will be able to conclude contracts with the developer to secure delivery.
Housing Need:	There is strong demand for affordable homes in Lauder.
Strategic Fit:	Links with Strategic Outcomes of the LHS to deliver affordable home in places of high demand. Opportunity to look at requirement for particular needs housing in the area and use some of the site capacity to meet this need.
Social and Economic Impact:	Medium - Meeting affordable housing need in an area of high demand where property prices remain high and there is little private rented stock.
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 3 of these homes will be specialist provision, 2 for older people and 1 wheelchair accessible.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





Auction Mart, Newtown St Boswells	
Co-ordinates -	X: 357841 Y: 631838
Local Plan Ref:	MNEWT001
Site capacity:	30 units
Type of development:	Re-development of Auction Mart site in Newtown St Boswells. A mixed use development including a new mart, retail, commercial and housing. This project is the affordable housing (S75) allocation required to meet planning policy on delivery of affordable housing.
Tenure:	Rent: 30 for social rent.
	Shared Equity: 0.
	Other: There is an opportunity to look at MMR for a small number of these homes. This is something that SBHA will consider in due course in conjunction with SBC.
Programme:	Acquisition: 2025/26
	Start: 2026/27
	Completion: 2028/29
Site description:	Brownfield
Constraints	Re-development of site contingent on a new junction on A68 being created.
Site Ownership:	Owned by Auction Mart Operator/Developer meantime.
Housing Market Area	Central HMA
Deliverability:	60%. This site will have to be delivered as part of the regeneration of the Auction Mart. Planning Permission in Principle approved. Will be subject to S75 Agreement.
Housing Need:	Local housing need evidenced by RSL housing registers and demand for homes at recently completed sites in local area.
Strategic Fit:	Links with Strategic Outcomes of the LHS, Council Strategic Plan and Wheelchair Accessible Housing report.
Social and Economic Impact:	High - Provision of a new hub for town in conjunction with economic impacts of the mart and other commercial aspects of the masterplan.
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. A minimum of 10% of homes will be for particular needs (wheelchair or elderly amenity) – this will include 1 wheelchair accessible home and 2 homes for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.
	



Masterplan Design Proposal - Phasing

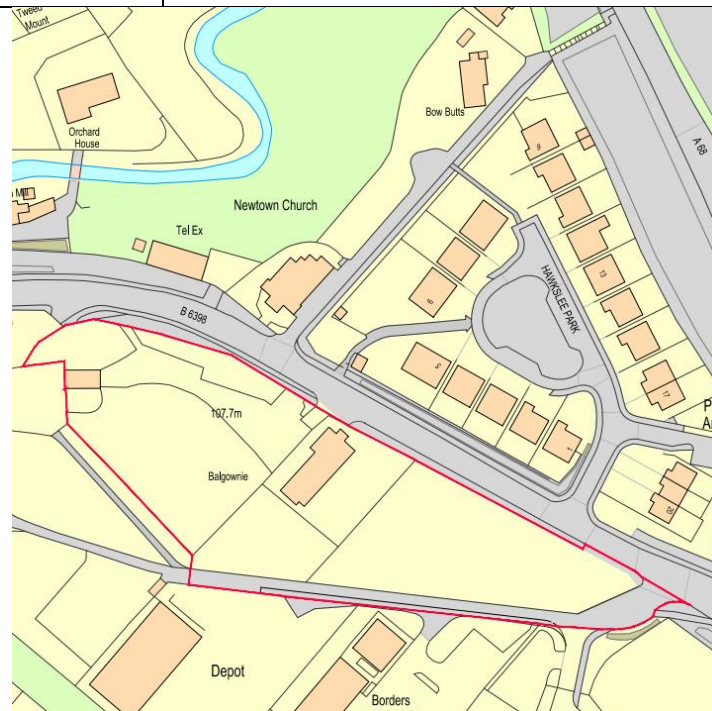
NSB

Newtown
St Boswells

0 50 100m 1:1250@A1

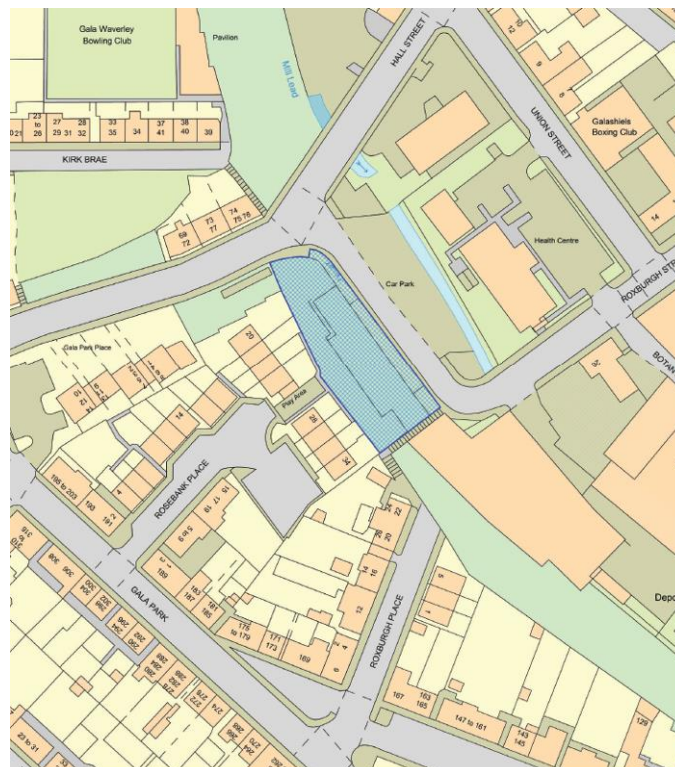
MLA MICHAEL LAIRD ARCHITECTS

Balgownie, Newtown St Boswells	
Co-ordinates -	X: 358038 Y: 631465
Local Plan Ref:	N/A
Site capacity:	22 units
Type of development:	New build development on partially brownfield site
Tenure:	Rent: 22 units for social rent
	Shared Equity: 0 units
	Other:
Programme:	Acquisition:
	Start: 2027/2028
	Completion: 2028/2029
Site description:	PPP live on site ref 20/0170/PPP land privately owned and SBHA could buy from open market.
Constraints	Would need to be remixed to accommodate up to 20 homes. Demolition of existing building required.
Site Ownership:	Privately owned
Housing Market Area	Central
Deliverability:	75%. Land not in SBHA ownership but full planning application is in place.
Housing Need:	Medium. There are several live planning applications and zoned sites in Newtown.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 2 of these homes will be specialist provision (1 will be wheelchair accessible, 1 will be for older people). Potential location for a LD service.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



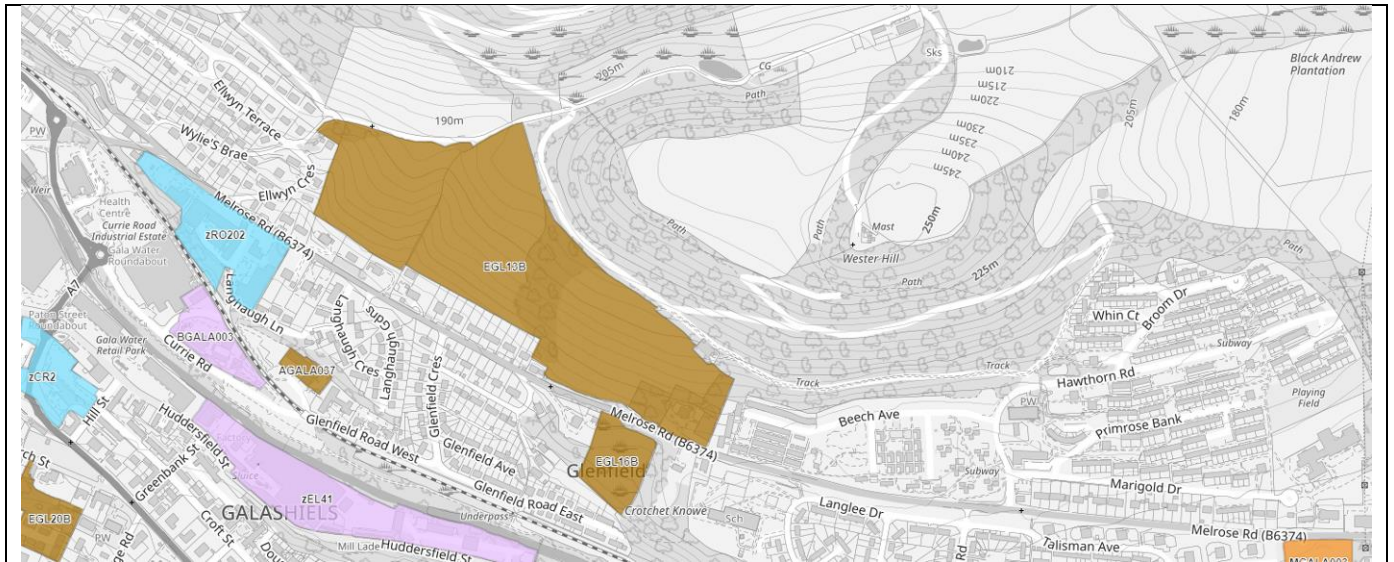


Burns Mill, Galashiels	
Co-ordinates -	X: 348793 Y: 636380
Local Plan Ref:	N/A
Site capacity:	18 units
Type of development:	Regeneration of brownfield site into flats
Tenure:	Rent: 18 units for social rent.
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2028/2029
	Completion: 2029/2030
Site description:	Brownfield site. Privately owned site and if developer gets involved then this is a project for SBHA
Constraints	This is a challenging site to develop due to location.
Site Ownership:	Privately owned
Housing Market Area	Central HMA.
Deliverability:	60%
Housing Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 1 unit will be specialist provision wheelchair accessible.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.

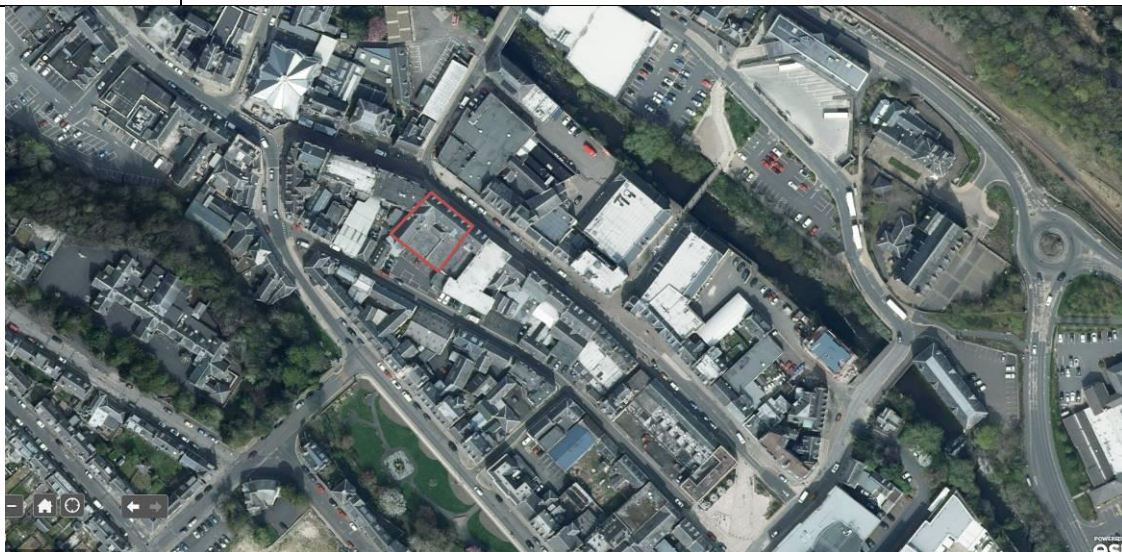


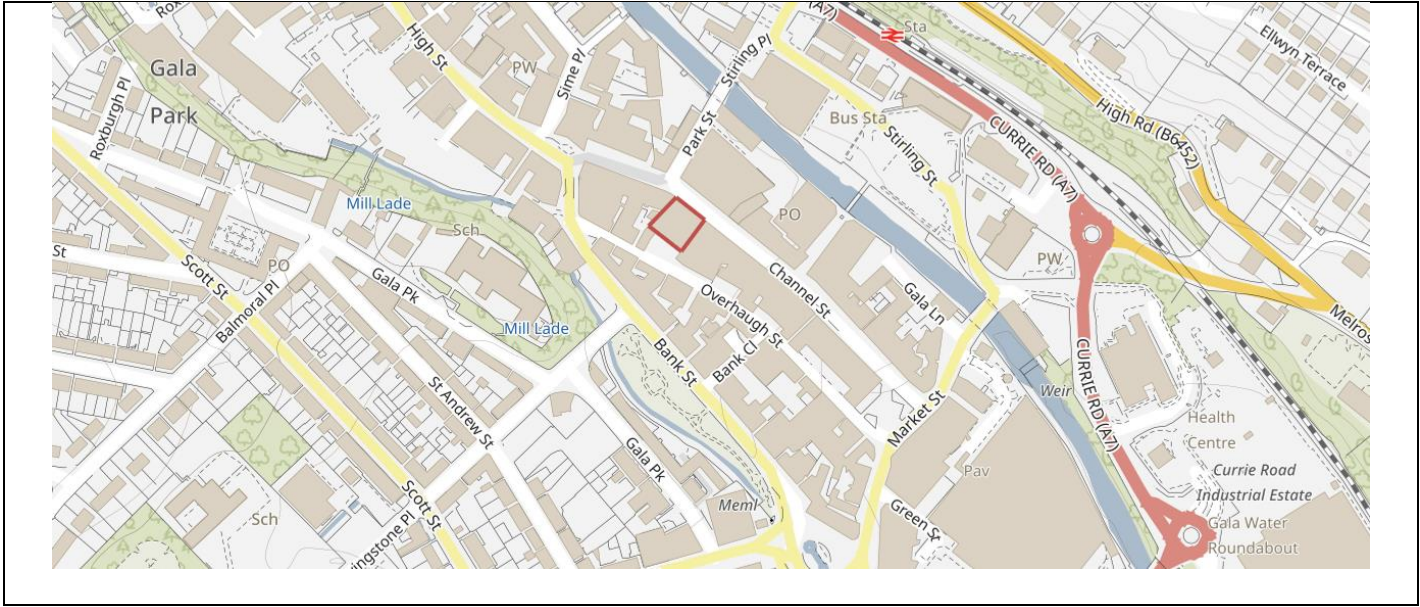
Crotchetknowe, Galashiels	
Co-ordinates -	X: 350183 Y: 635935
Local Plan Ref:	EGL13B
Site capacity:	20 units.
Type of development:	Greenfield site, private houses with S75 affordable houses
Tenure:	Rent: 20 units for social rent.
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2028/2029
	Completion: 2029/2030
Site description:	Greenfield site. This is a big site with a big land allocation with the potential for 20 affordable homes.
Constraints	Developer led project so will only move at their pace (S75).
Site Ownership:	Private
Housing Market Area	Central HMA.
Deliverability:	60%
Housing Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





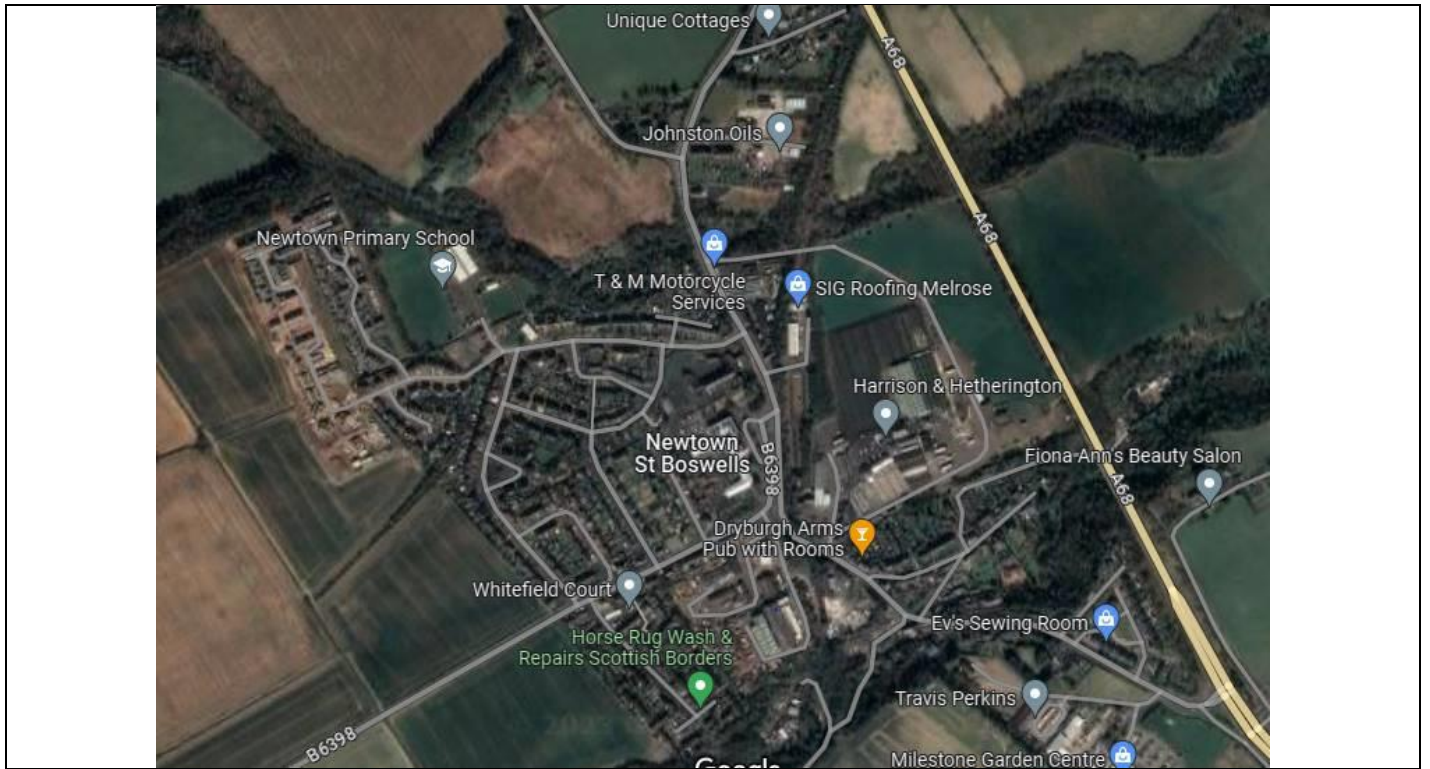
Channel Street, Galashiels	
Co-ordinates -	X: 349207 Y: 636207
Local Plan Ref:	N/A
Site capacity:	16 units
Type of development:	New build development on partially brownfield site.
Tenure:	Social: 15 units for social rent
	Shared Equity: 0 units
	Other:
Programme:	Acquisition: 2026/27
	Start: 2027/2028
	Completion: 2027/2028
Site description:	Former shop which is proposed to be converted into homes and commercial accommodation in partnership with Energise Galashiels Trust.
Constraints	A Listed building, EGT do not have funding for construction identified.
Site Ownership:	Privately owned
Housing Market Area	Central HMA.
Deliverability:	60%. Land not in SBHA ownership, full planning application required and LBC application. Creation of SPV for partnership approach needed.
Housing Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High - Provision of affordable homes in an area of demand and regeneration of high street empty unit.
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





Eildon Brae, Newtown St Boswells	
Co-ordinates -	X: 357371 Y: 632223
Local Plan Ref:	ENT4B
Site capacity:	28 units
Type of development:	New build on greenfield site
Tenure:	Rent: 28 units for social rent
	Shared Equity: 0 units
	Other:
Programme:	Acquisition:
	Start: 2025/26
	Completion: 2027/2028
Site description:	This is the S75 portion of a developer led project.
Constraints	Developer led, will move at their pace, subject to planning approval.
Site Ownership:	Privately owned
Housing Market Area	Central HMA
Other Information	This is a Section 75 Project.
Deliverability:	90%
Housing Need:	Good demand for affordable housing in Newtown and neighbouring locations.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 4 units will be specialist provision, 2 will be wheelchair accessible and 2 will be for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





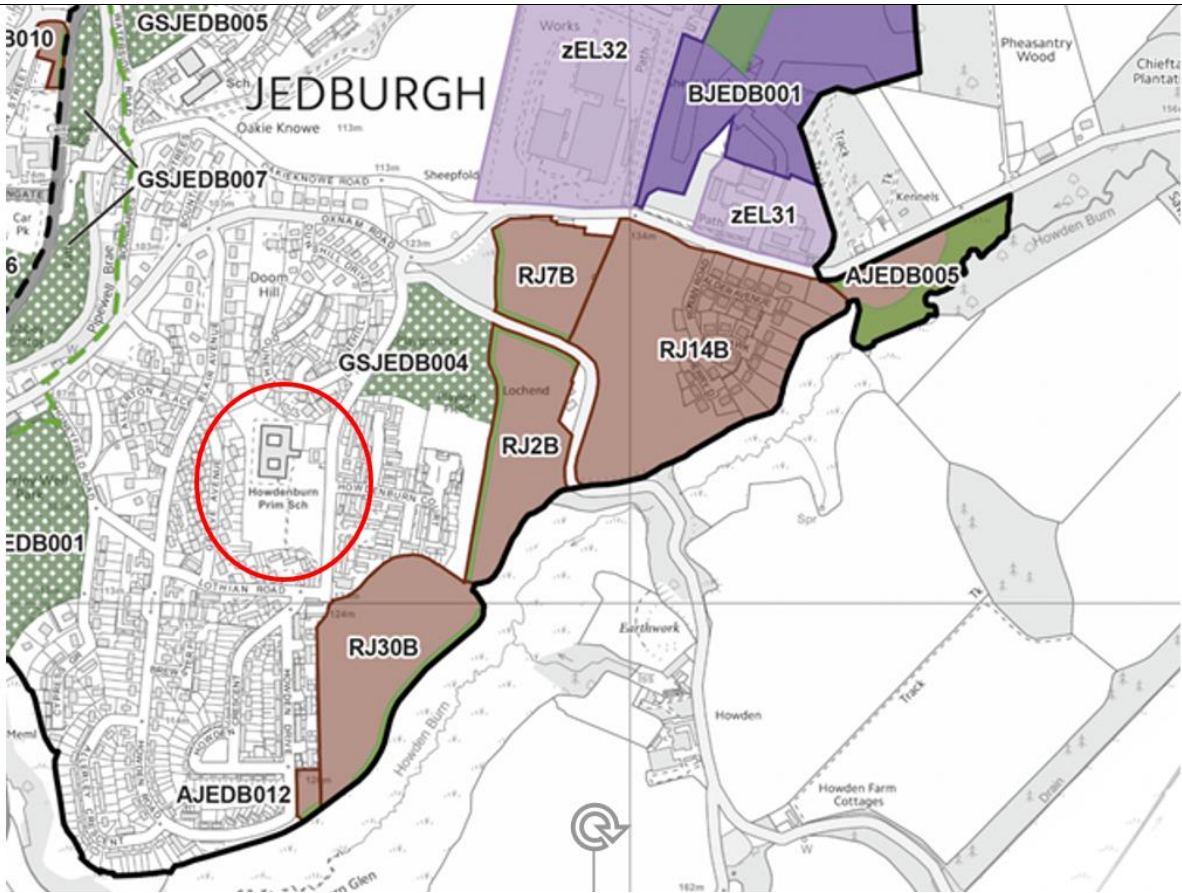
Heather Mill, Selkirk	
Co-ordinates -	X: 346591 Y: 628821
Local Plan Ref:	MSELK002
Site capacity:	60 Homes
Type of development:	Brownfield Land
Tenure:	Rent: 60 units for social rent (but other tenures could be considered)
	Shared Equity: 0 units
	Other:
Programme:	Acquisition: April 24
	Start: 2026/2027
	Completion: 2028/2029
Site description:	Vacant land at site of former Heather Mill.
Constraints	Planning requirement for mixed use, demand for homes, perceived flood risk, potential for contamination.
Site Ownership:	SBHA
Housing Market Area	Central HMA
Other Information	Land banking opportunity.
Deliverability:	70%. The land is now owned by SBHA with assistance through Second Homes Council Tax.
Housing Need:	Demand analysis undertaken by SBHA suggests high demand in this location.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	Medium
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 6 homes will be specialist provision, 2 wheelchair accessible and 4 for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





Howdenburn Primary Site, Jedburgh	
Co-ordinates -	X: 365530 Y: 620187
Local Plan Ref:	RJEDB003
Site capacity:	70 mostly family houses.
Type of development:	New build on a mixed brown and greenfield site.
Tenure:	Rent: 70 for social rent
	Shared Equity: None
	Other: None
Programme:	Acquisition: April 24
	Start: 2024/25
	Completion: 2025/2027 (15 units) and 2026/27 (55 units)
Site description:	Site of former primary school. Buildings have been demolished.
Constraints	Subject to Planning Consent and Building Warrants being secured.
Site Ownership:	SBC owned land. Cruden Builders East have an agreed to acquire, subject to Planning Consent being secured.
Housing Market Area	Central HMA.
Deliverability:	85%
Housing Need:	Good demand for affordable housing in Jedburgh and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 7 units will be specialist provision, 3 wheelchair accessible and 4 for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





HUSK Projects Phase 2 and 3, various locations	
Co-ordinates -	-
Local Plan Ref:	-
Site capacity:	Potential for up to 40 homes (various locations). Phase 1 20 units and Phase 2 20 units.
Type of development:	Brownfield sites (former or existing garages).
Tenure:	Rent: Phase 1 20 units and Phase 2 20 units for social rent.
	Shared Equity:
	Other:
Programme:	Acquisition: n/a
	Start: Phase 1 2025/2026 (20 units) and Phase 2 2026/2027 (20 units).
	Completion: Phase 1 2026/2027 (20 units) and Phase 2 2027/2028 (20 units).
Site description:	Brownfield
Constraints	System build which will require Building Control approval, potential for objection to redevelopment of garage sites.
Site Ownership:	SBHA
Housing Market Area	Various
Deliverability:	80%
Housing Need:	All homes will be for older people or wheelchair users. Local housing need evidenced by SBHA demands assessment work.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. These units are specialist provision for older people.
Environmental Impact:	All homes will be built to Scottish Government Greener Homes Standard.

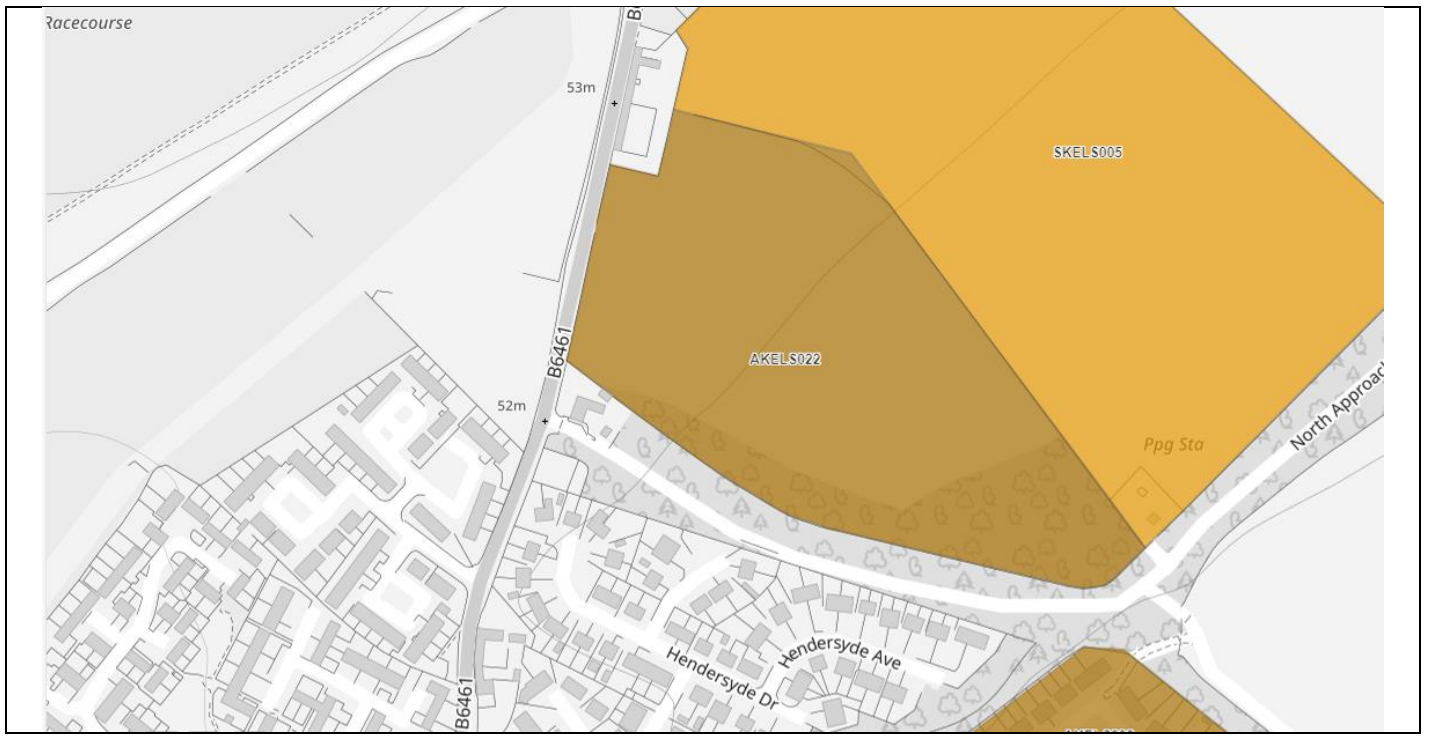
Innerleithen West, Innerleithen	
Co-ordinates -	X: 332775 Y: 636317
Local Plan Ref:	T13B
Site capacity:	25 units.
Type of development:	Greenfield site, private homes with S75 affordable homes.
Tenure:	Rent: 25 units for social rent.
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2029/30
	Completion: To be programmed.
Site description:	Greenfield site. Privately owned site with the potential to deliver 25 affordable homes.
Constraints	Developer led project so will only move at their pace (S75).
Site Ownership:	Private
Housing Market Area	Northern HMA.
Deliverability:	40%
Housing Need:	Strong demand for rented accommodation in Innerleithen.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 3 units will be specialist provision, 1 will be wheelchair accessible and 2 will be for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



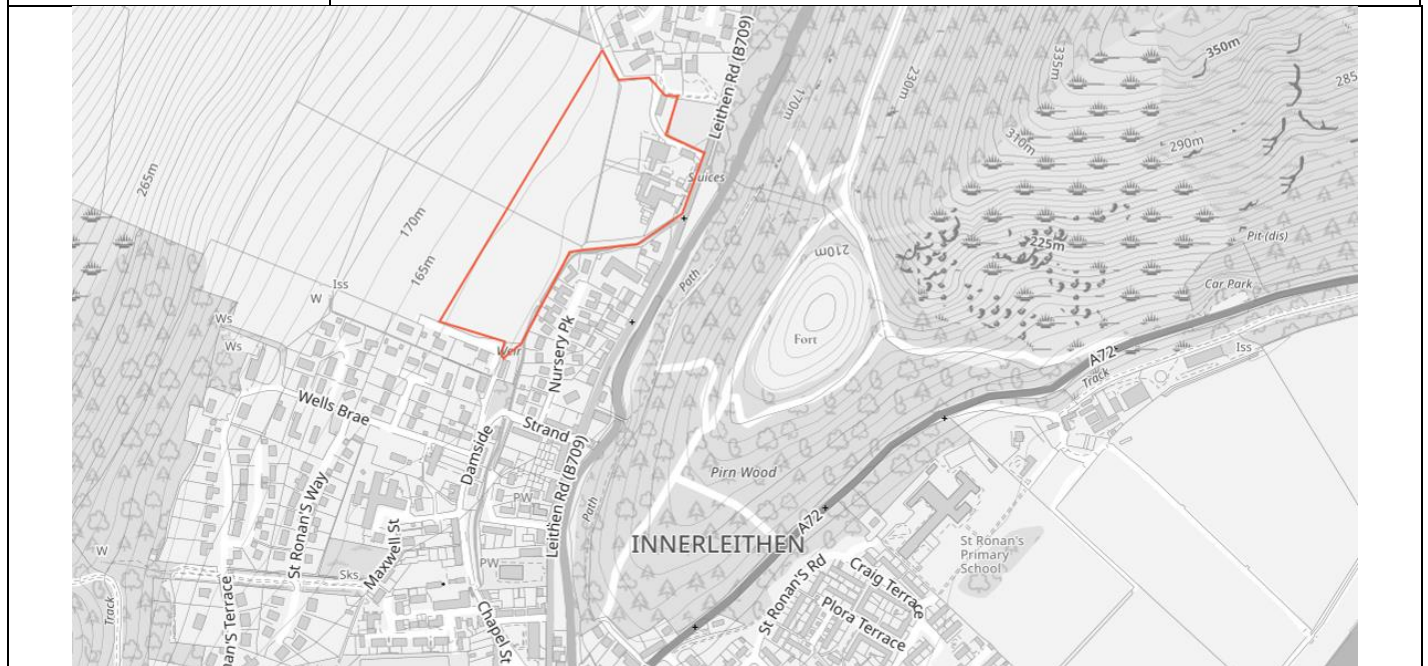


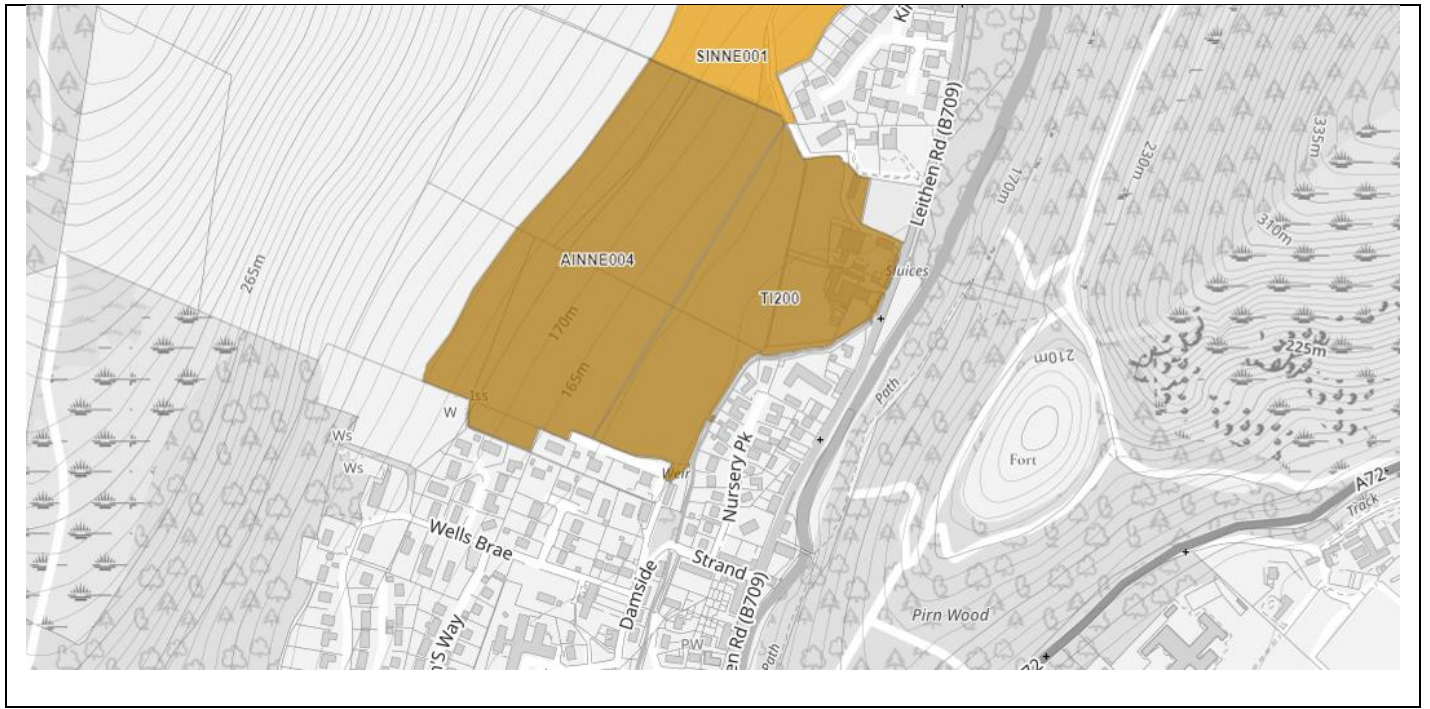
Kelso Expansion Site, Kelso	
Co-ordinates -	X: 373351 Y: 635441
Local Plan Ref:	AKELS022
Site capacity:	30 units
Type of development:	Greenfield site with private homes and S75 affordable houses.
Tenure:	Rent: 30 units for social rent.
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2028/2029
	Completion: 2029/2030
Site description:	Greenfield site. Privately owned site with the potential to deliver 30 affordable homes.
Constraints	Developer led project so will only move at their pace (S75).
Site Ownership:	Private
Housing Market Area	Central HMA
Deliverability:	40%
Housing Need:	There is a high level of demand for affordable housing in Kelso.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 3 units will be specialist provision, 1 for wheelchair accessibility and 2 for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





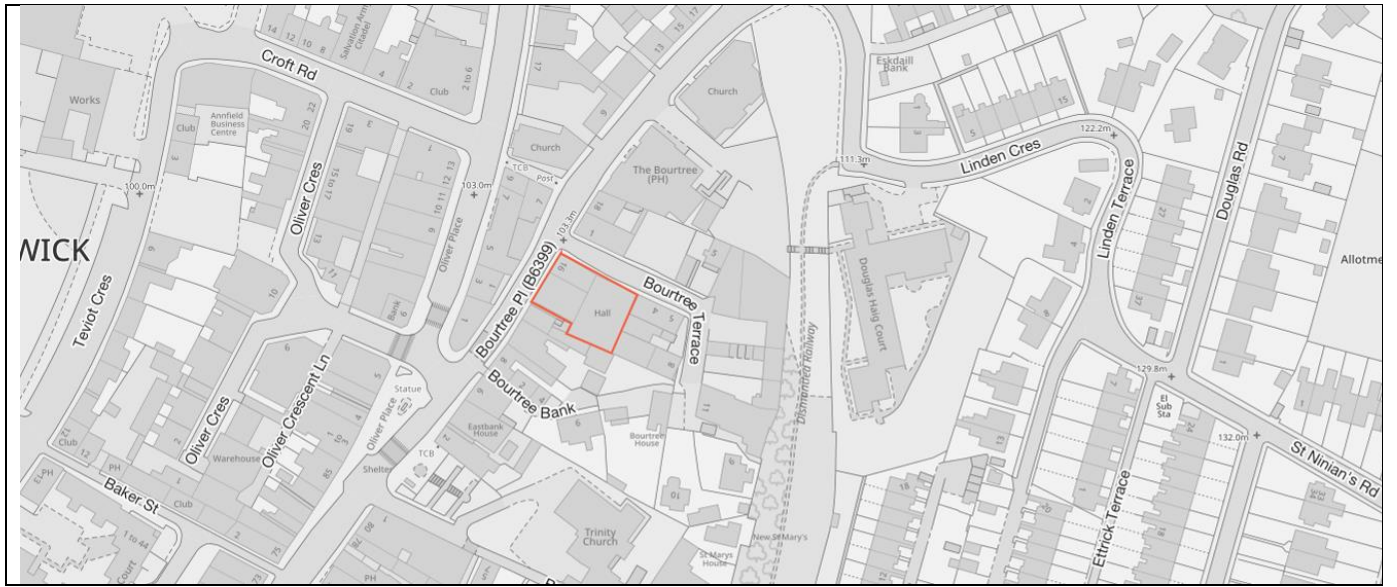
Kirklands, Innerleithen	
Co-ordinates -	X: 333195 Y: 637461
Local Plan Ref:	T1200
Site capacity:	25 units.
Type of development:	Greenfield site with private homes and S75 affordable houses.
Tenure:	Rent: 25 units for social rent.
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2029/2030
	Completion: To be programmed.
Site description:	Greenfield site.
Constraints	Developer led opportunity (S75) so will only move at their pace (S75).
Site Ownership:	Private
Housing Market Area	Northern HMA.
Deliverability:	40%
Housing Need:	Strong demand for rented accommodation in Innerleithen.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 3 units will be specialist provision, 1 will be wheelchair accessible and 2 for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





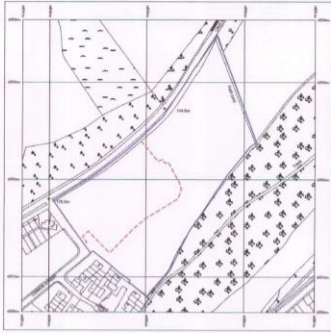
Liberal Club, Hawick	
Co-ordinates -	X: 350418 Y: 614749
Local Plan Ref:	N/A
Site capacity:	10 units
Type of development:	Regeneration of old building into flats
Tenure:	Rent: 10 units for social rent.
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2027/28
	Completion: 2027/28
Site description:	Brownfield Site. Converted an existing building into flatted properties.
Constraints	This is part of a wider regeneration project with Futures Hawick and Hawick Town Team.
Site Ownership:	Private
Housing Market Area	Central HMA
Deliverability:	50%
Housing Need:	There is good demand for affordable homes in Hawick and some regeneration for the town centre.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





Linglie Road, Selkirk	
Co-ordinates -	X: 346449 Y: 629166
Local Plan Ref:	ESE10B
Site capacity:	26 units
Type of development:	Land on Linglie Road in Selkirk which is zoned within local plan for 30 units. Development proposal include home of varying sizes with particular attention to the level of demand in Selkirk for homes for older people.
Tenure:	Rent: 26 homes for social rent.
	Shared Equity: 0 units
	Other:
Programme:	Acquisition: 2021/22
	Start: 2025/2026
	Completion: 2026/2027
Site description:	Greenfield
Constraints	Flood protection measures mean that only some of the site if developable. However the site now benefits from the Selkirk Flood Protection works which have been completed in recent years.
Site Ownership:	SBHA acquired site in 2021/22.
Housing Market Area	Central HMA
Other Information	Land banking opportunity.
Deliverability:	85%
Housing Need:	Local housing need evidenced by SBHA demands assessment work. There is good demand for affordable homes in Selkirk.
Strategic Fit:	Links with Strategic Outcomes of the LHS, the Council Strategic Plan for Older Peoples Housing, Wheelchair Housing Study, LDP and Rapid Rehousing Strategy.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 2 of these homes will be specialist provision for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





Site Location Plan
Scale 1:2500

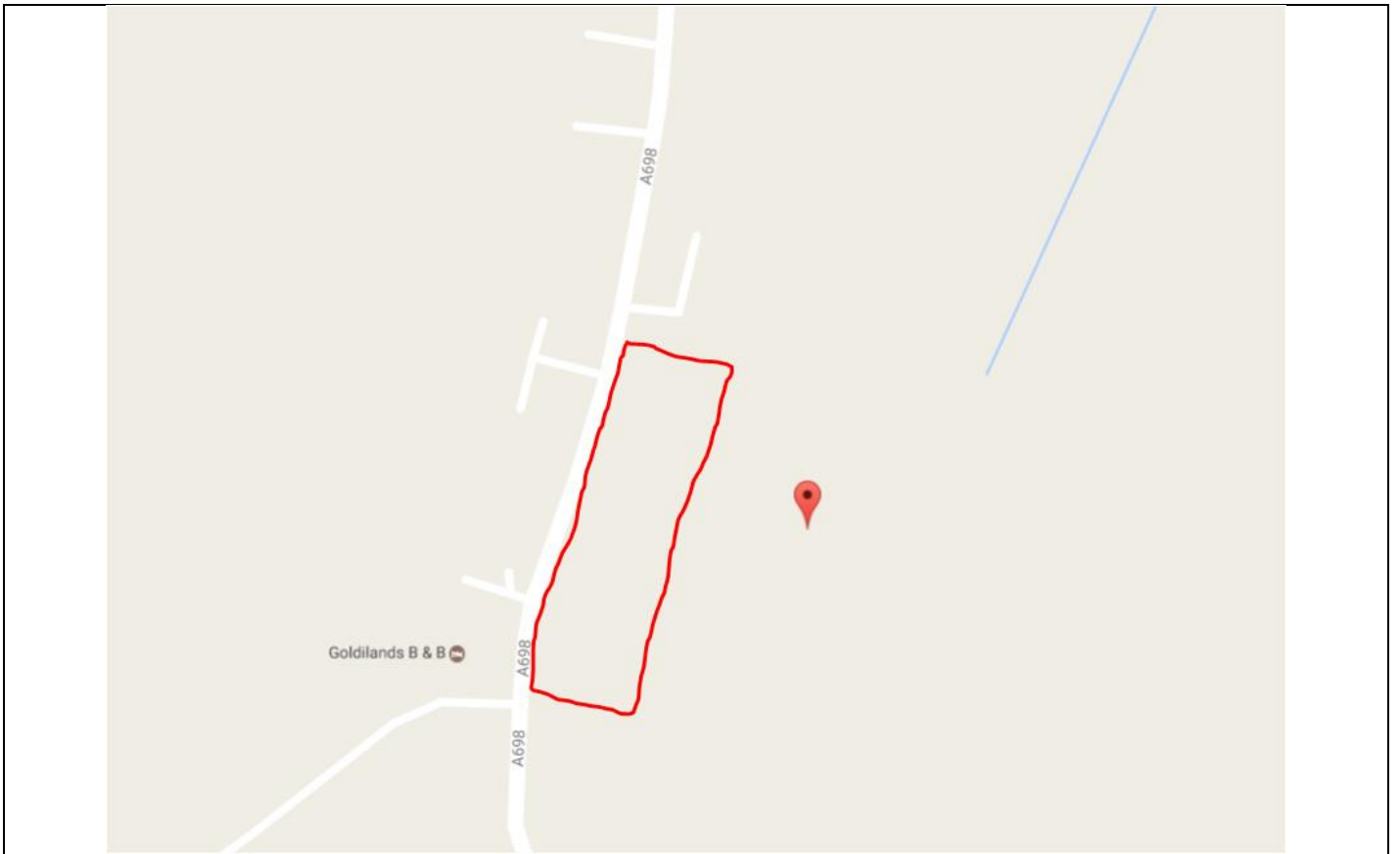


Notes

uk-euro property ltd
 chester villa
 mosscroft lane
 hatfield
 doncaster
 dn7 8bd
 tel: 01302 846 538
 fax: 01302 351 096
 email: berandhomesltd@btconnect.com
 flightguideltd@btconnect.com

Main Street, Heiton	
Co-ordinates -	X: 371298 Y: 630507
Local Plan Ref:	RHE3B zoned for housing
Site capacity:	12 units. Note this will only take circa 20% of the available site.
Type of development:	12 houses on greenfield site.
Tenure:	Rent: 12 units for social rent.
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition:
	Start: 2027/28
	Completion: 2028/29
Site description:	Greenfield site, Allocated housing site within the settlement boundary.
Constraints	Developer led project so will only move at their pace (S75).
Site Ownership:	Private
Housing Market Area	Central HMA
Deliverability:	30%
Housing Need:	There is good demand for affordable homes in the Heiton area.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 1 home will be for older people (specialist provision).
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



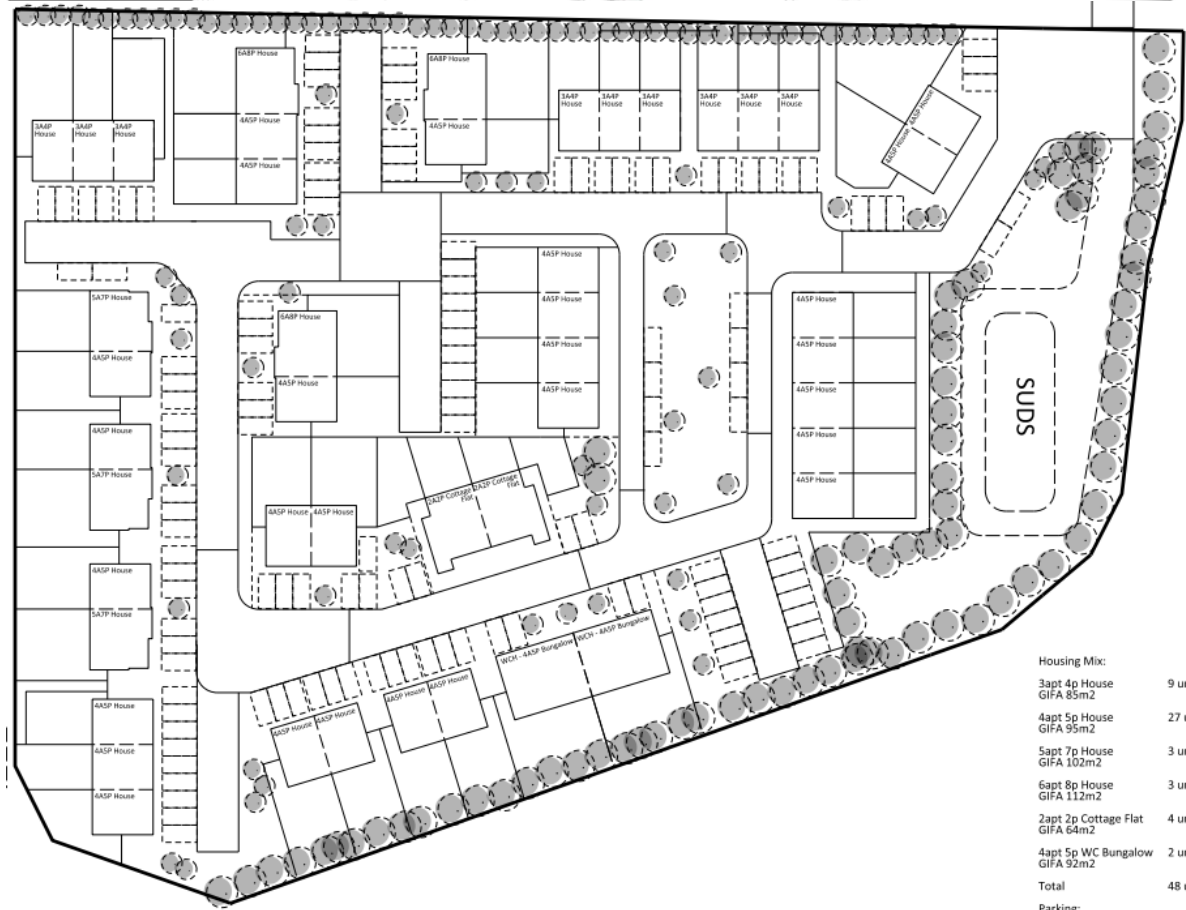
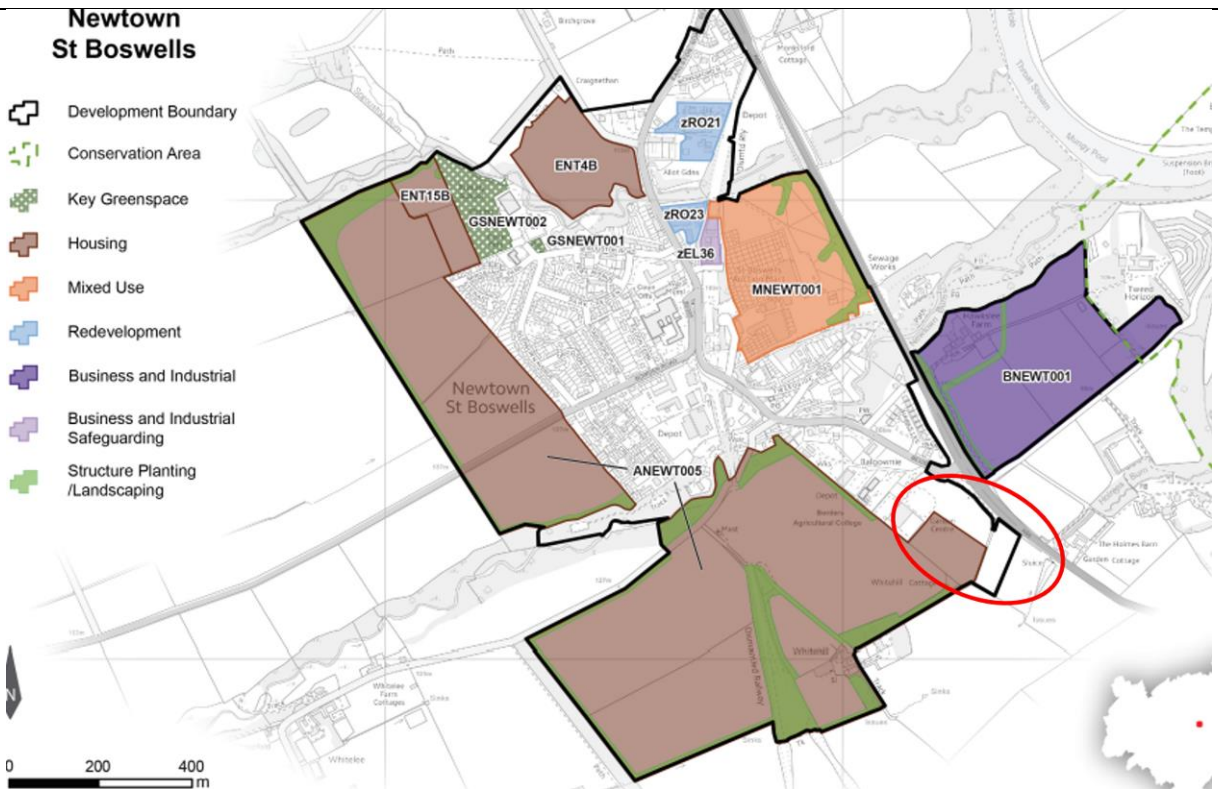


Milestone Site, Newtown St Boswells	
Co-ordinates -	X: 358135 Y: 631234
Local Plan Ref:	Part of the site lies with ANEWT005, zoned for housing and the remaining lies within the settlement boundary.
Site capacity:	25 units.
Type of development:	Greenfield site.
Tenure:	Rent: 25 for social rent.
	Shared Equity: Potential to look at a small number in lieu of rent
	Other: None
Programme:	Acquisition: 2028/29
	Start: 2028/2029
	Completion: 2029/2030
Site description:	Greenfield site.
Constraints	Subject to planning and building control.
Site Ownership:	Private ownership.
Housing Market Area	Central HMA.
Deliverability:	30%. Land deal and planning need to be secured.
Housing Need:	Good demand for affordable accommodation in Newtown St Boswells and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 3 units will be specialist provision, 1 wheelchair accessible and 2 for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Newtown St Boswells

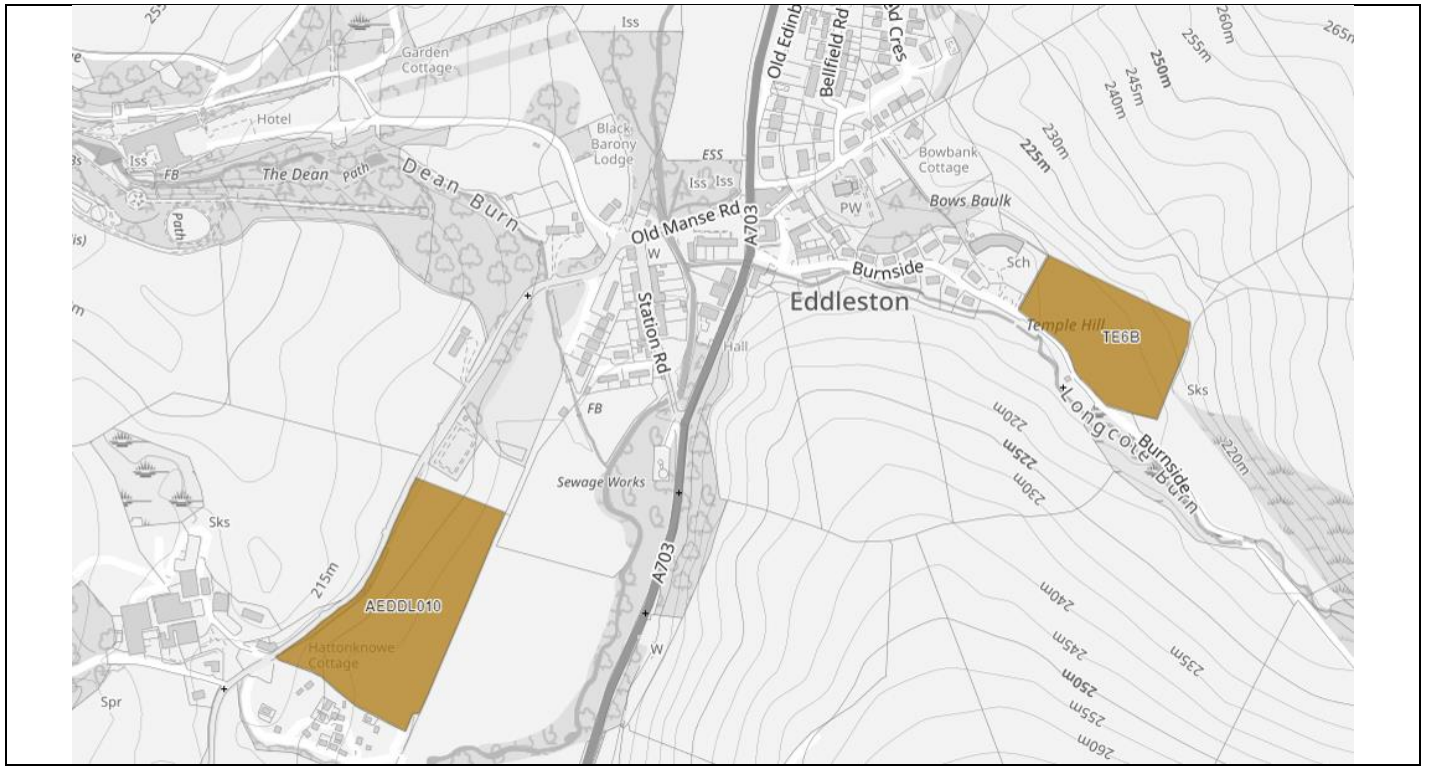
-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



Housing Mix:	
3apt 4p House GIFA 85m ²	9 units
4apt 5p House GIFA 95m ²	27 units
5apt 7p House GIFA 102m ²	3 units
6apt 8p House GIFA 112m ²	3 units
2apt 2p Cottage Flat GIFA 64m ²	4 units
4apt 5p WC Bungalow GIFA 92m ²	2 units
Total	48 units
Parking:	
Private	125 spaces (260%)
Visitor	12 spaces (25%)

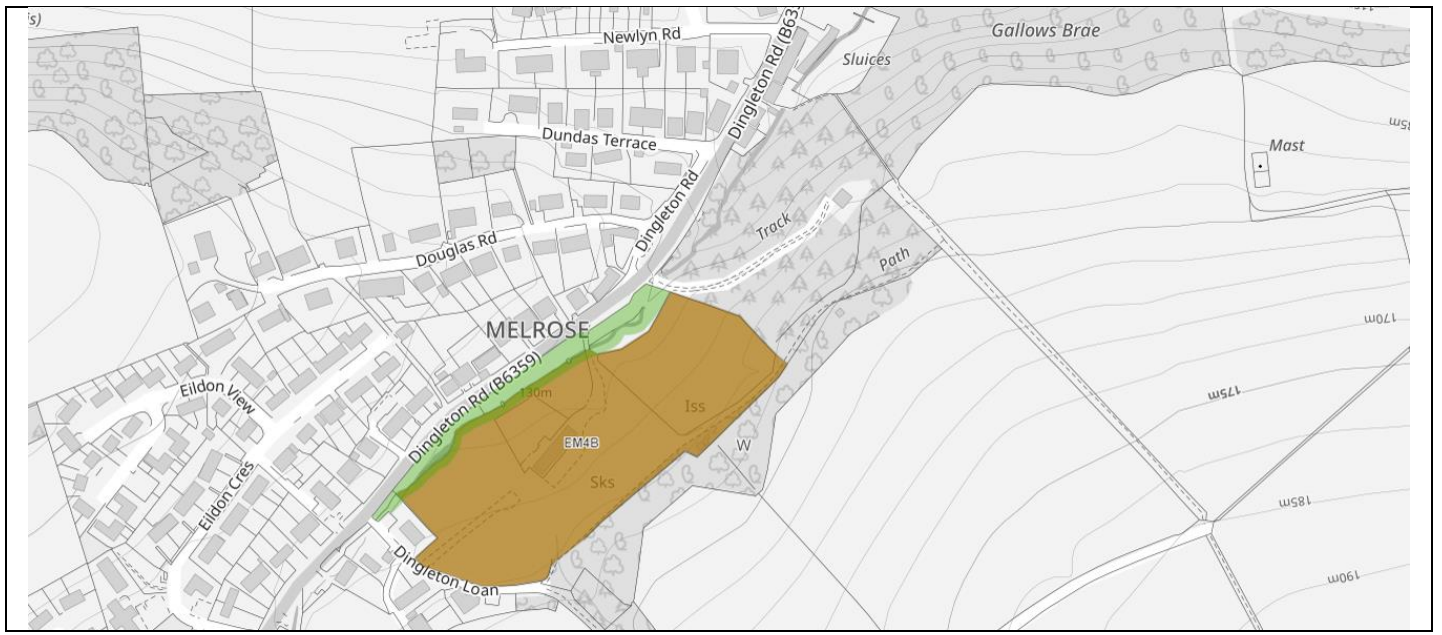
Station Lye, Eddleston	
Co-ordinates -	X: 324103 Y: 647065
Local Plan Ref:	AEDDL 010
Site capacity:	8 units.
Type of development:	Greenfield site providing affordable houses.
Tenure:	Rent: 8 for social rent.
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2029/2030
	Completion: To be programmed.
Site description:	Greenfield Site. Family-owned site with aspirations to build affordable homes.
Constraints	Private led development (s75)
Site Ownership:	Private owner
Housing Market Area	North HMA.
Deliverability:	60%
Housing Need:	There is high demand for affordable housing in the Eddleston area.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 1 unit will be specialist provision for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





The Croft, Melrose	
Co-ordinates -	X: 354528 Y: 633546
Local Plan Ref:	EM4B
Site capacity:	This is a s75 with 7 units for affordable housing
Type of development:	7 small bungalows
Tenure:	Rent: 7 units for social rent.
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2025/2026
	Completion: 2025/2026
Site description:	Greenfield site.
Constraints	Private led development (s75) so will only move at their pace (S75).
Site Ownership:	Private
Housing Market Area	Central HMA.
Deliverability:	95%
Housing Need:	There is high demand for affordable housing in Melrose.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. 3 of the 7 units will be specialist provision for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.






Tweedbank Expansion Aberlour Project	
Co-ordinates -	X: 352141 Y: 635289
Local Plan Ref:	MTWEE002
Site capacity:	8 units
Type of development:	New build specialist provision for Learning Disability service on greenfield site.
Tenure:	Social Rent: 8 units
	Shared Equity: 0 units
	Other:
Programme:	Acquisition: 2026/27
	Start: 2027/2028
	Completion: 2027/2028
Site description:	Land owned by SBC to be delivered as part of care village for LD service.
Constraints	Tied up with wider Tweedbank masterplan.
Site Ownership:	SBC
Housing Market Area	Central HMA
Deliverability:	50%
Housing Need:	There is an acute need for proposed service to be provided.
Strategic Fit:	Links with Strategic Outcomes of the LHS, Strategic Plan for Older Peoples Housing, Wheelchair Housing Study and LDP, Rapid Rehousing Strategy.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. All of these 8 units will be specialist provision supported housing.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



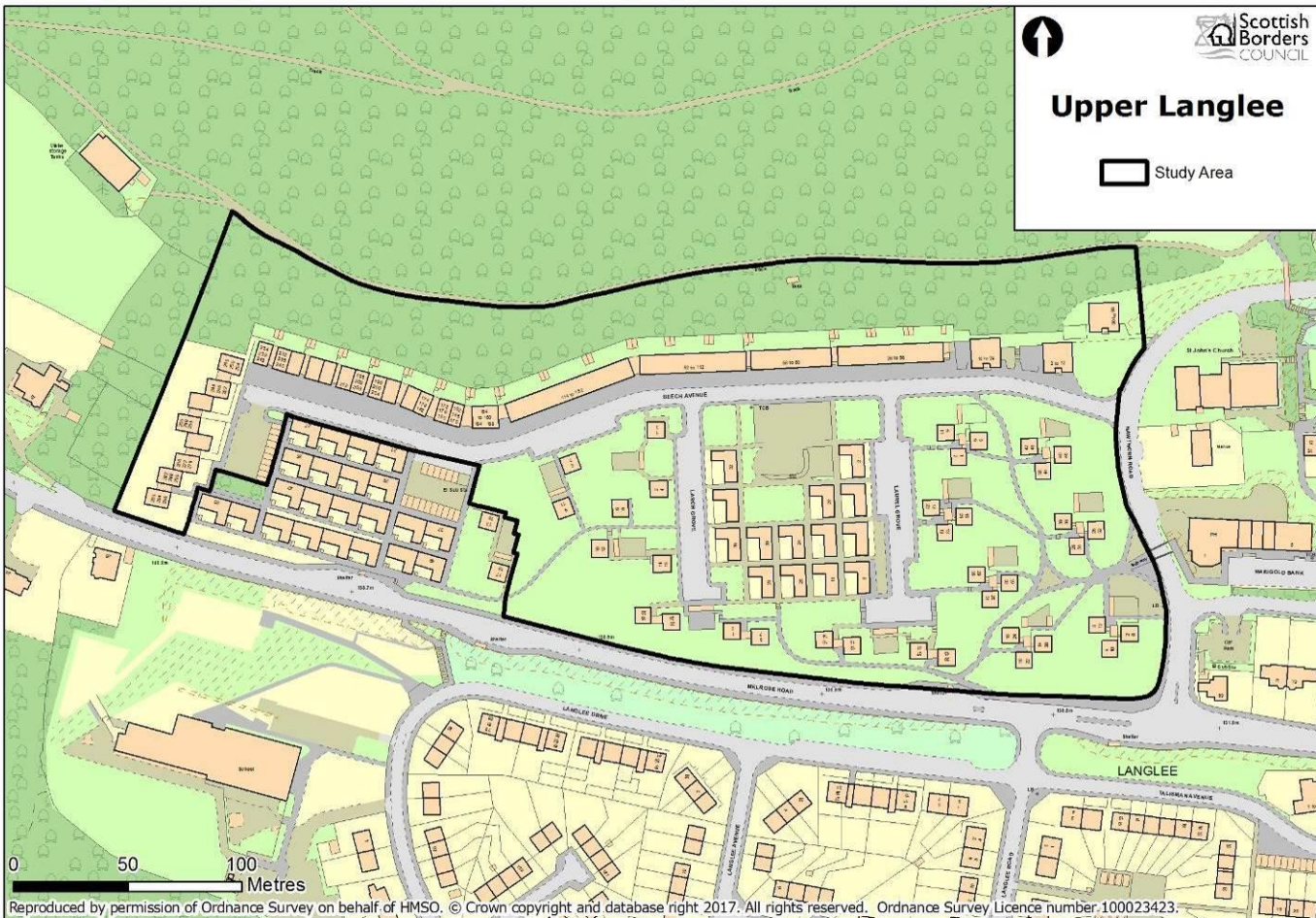
Waverley Housing

Beech Avenue Upper Langlee, Phases 1-4 Galashiels – Area Regeneration	
Co-ordinates:	X: 350756 Y: 635699
Local Plan Reference:	N/A
Site capacity:	109 new build properties to be built over envisaged 4 phases.
Type of development:	Block demolition and anticipated 4 phases of follow-on new build housing re-development as part of wider estate regeneration. Phasing unit numbers may change.
Tenure:	Social Rent: 109 grant assisted new build properties. [Plus refurbishment of 68 properties funded by Waverley Housing. Completed in 21/22]
	Shared Equity: 0 units
	Other: 0 units
Programme:	The site and all properties in the demolition area are now owned by Waverley Housing. It is envisaged that the new build programme will be delivered via 4 phases which are referred to as Phase 1, 2, 3 and 4.
	Start: Phase 1 2024/25; Phase 2 2025/26; Phase 3 and 4 TBC.
	Completion: Phase 1 2025/26; Phase 2 2026/27; Phase 3 and 4 TBC.
Site description:	Area regeneration of former public sector housing estate. Waverley Housing is the majority owner.
Constraints	Programme is subject to re-housing of an increasingly small number of Waverley Housing tenants currently living in properties within blocks intended for demolition.
Site Ownership:	Waverley Housing
Housing Market Area	Central HMA
Other Information	Section 75 - No Land banking Opportunity: No. Currently in Waverley Housing ownership. Shadow Programme Opportunity: Potentially. Subject to vacant possession being secured through re-housing of remaining tenants living in blocks intended for demolition.
Deliverability:	Redevelopment proposals have secured Planning Consent and Building Warrant. Waverley Housing is working to rehouse remaining tenants living in blocks intended for demolition. Scottish Government More Homes Division is making grant available to assist Waverley to purchase individual properties for social rent to assist rehousing efforts. Proposed demolition and new build housing phasing has been worked up.
Housing Need:	Evidenced by Ark Consultancy Master Planning Final Report [2018] Good demand for affordable accommodation in Galashiels and neighbouring villages.
Strategic Fit:	Links in with the Strategic Outcomes of the LHS and Strategic Plan
Social and Economic Impact:	High positive impact to sustain local people in the Langlee, Galashiels area, and create high quality new build and refurbished properties which meets current and projected housing needs.
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications. Phase one will include 1 wheelchair housing unit.
Environmental Impact:	All homes to Scottish Government Greener Homes Standard.
	



Upper Langlee

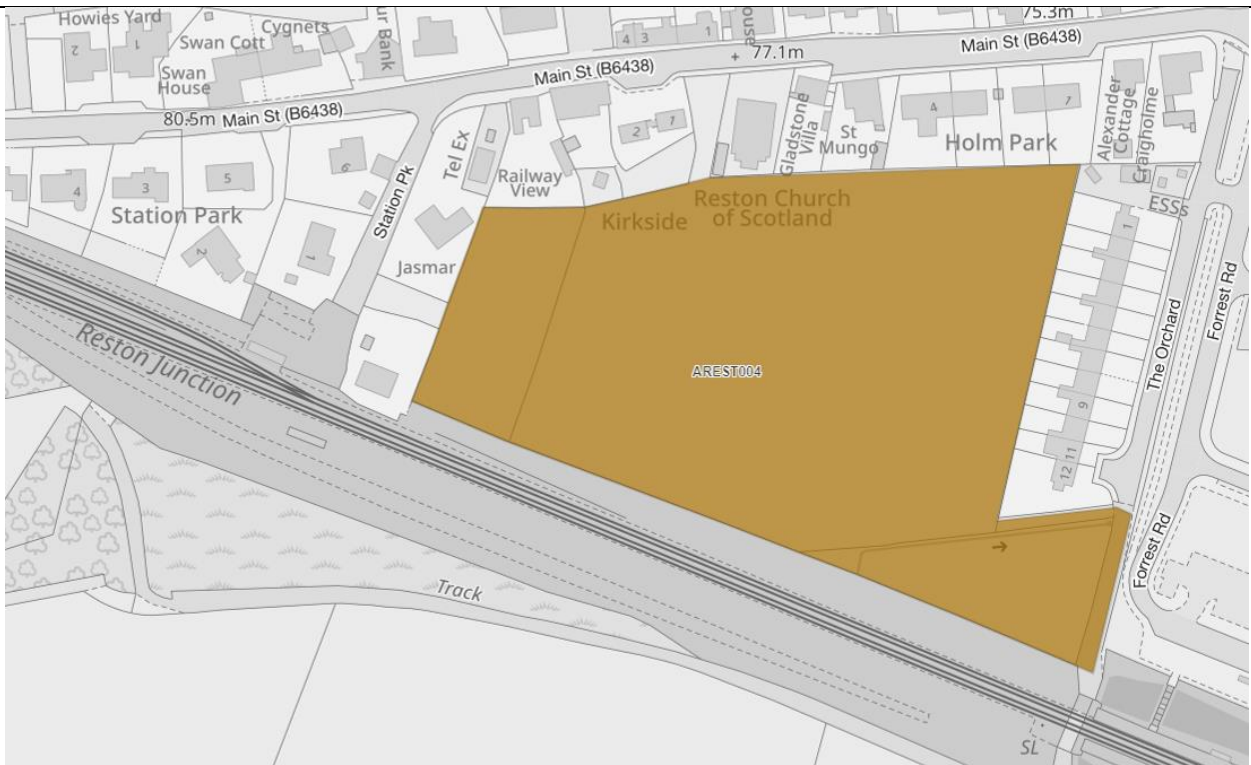
 Study Area



People for Places

The Orchard, Reston	
Co-ordinates -	X387846 Y662031
Local Plan Ref:	AREST004
Site capacity:	60 units. 50% of total site provision of 60 units to be affordable - i.e. 30 affordable units. 15 units will therefore be secured as affordable under any Section 75 Agreement.
Type of development:	This is a new build development.
Tenure:	Rent: 20 social rent
	Shared Equity:
	Other: 10 Mid-Market Rent
Programme:	Acquisition:
	Start: 2026/27
	Completion: 2027/28
Site description:	Greenfield Site
Constraints	This is a developer led opportunity.
Site Ownership:	Private
Housing Market Area	Berwickshire
Deliverability:	60%
Housing Need:	Further assessment will be required but there is high need for affordable homes in Reston.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.





Appendix 2: Project Prioritisation Scoring

2025/26:

RSL, Project Name & Area			Area Housing Need	Land Availability	Deliverability	Constraints	Strategic fit	Impact	Equalities	Environmental Impact	Total
BHA	Husk Phase 1	Various	5	5	4	5	5	4	5	5	38
BHA	West Gavinton Expansion	Gavinton	4	4	4	4	5	4	5	4	34
EHA	High Street, Jedburgh	Jedburgh	3	3	1	1	5	4	3	4	24
EHA	Duns Road, Coldstream	Coldstream	4	5	4	4	5	4	4	4	34
EHA	Ex-College site, Galashiels	Galashiels	4	5	5	5	5	3	3	4	34
EHA	Ronan's Cottage, Innerleithen	Innerleithen	4	4	3	3	3	1	5	2	25
PFP	The Orchard, Reston - PFPS	Reston	4	4	3	3	4	4	3	4	29
WH	Beech Av Phase 2, Upper Langlee	Galashiels	4	5	5	5	5	5	4	4	37
SBHA	The Croft	Melrose	4	4	5	4	4	4	5	4	34
SBHA	Husk Phase 2	Various	4	5	4	4	5	5	5	5	37
SBHA	Linglie Road	Selkirk	3	5	4	5	4	5	5	4	35
SBHA	Eildon Brae	Newtown St Boswells	3	4	5	4	4	4	5	4	33

2026/27:

RSL, Project Name & Area			Area Housing Need	Land Availability	Deliverability	Constraints	Strategic fit	Impact	Equalities	Environmental Impact	Total
BHA	Priory Hill	Coldstream	4	5	4	4	4	4	5	5	35
BHA	Husk Phse 2	Various	5	5	4	5	5	4	5	5	38
BHA	Former Primary School	Duns	4	5	4	5	4	4	5	4	35
EHA	Angles Field, Selkirk	Selkirk	3	5	4	4	3	3	4	4	30
EHA	St Aidan's Gala	Galashiels	4	5	5	5	3	2	3	4	32
SBHA	Auction Mart	Newtown St Boswells	3	2	3	3	4	4	5	5	29
SBHA	Husk Phase 3	Various	4	5	4	5	5	5	5	5	38
SBHA	Heather Mill	Selkirk	3	5	3	4	5	5	5	5	35
SBHA	Channel Street	Galashiels	4	4	3	4	5	5	4	5	34
SBHA	Tweedbank Expansion (Aberlour)	Tweedbank	5	3	2	3	5	5	5	4	32
SBHA	Liberal Club	Hawick	3	4	3	3	5	5	4	5	32

2027/28:

RSL, Project Name & Area			Area Housing Need	Land Availability	Deliverability	Constraints	Strategic fit	Impact	Equalities	Environmental Impact	Total
BHA	Applin Cross	Coldingham	4	5	4	4	4	4	4	5	34
BHA	The Avenue	Eyemouth	4	5	4	5	5	4	5	5	37
BHA	Acredale Ph4	Eyemouth	4	5	4	5	4	4	5	4	35
BHA	Beanburn Ph2	Ayton	4	5	4	5	4	4	5	4	35
EHA	Peebles Road, Innerleithen	Innerleithen	4	5	5	5	3	2	3	4	30
EHA	Springwell Brea, Broughton	Broughton	3	5	5	5	3	4	4	4	33
SBHA	Main Street	Heiton	4	2	2	3	3	4	4	4	26
SBHA	Balgownie	Newtown St Boswells	3	4	4	4	5	5	5	5	35
SBHA	Crotchetknowe	Galashiels	4	3	3	3	5	4	3	5	30
SBHA	Burns Mill	Galashiels	4	4	3	4	4	4	4	5	32

2028/29:

RSL, Project Name & Area			Area Housing Need	Land Availability	Deliverability	Constraints	Strategic fit	Impact	Equalities	Environmental Impact	Total
BHA	Edgar Road	Westruther	4	5	4	4	5	4	4	5	35
BHA	Newtown Street	Duns	4	5	4	4	5	4	4	5	35
BHA	Kirk Field	Reston	4	3	4	3	5	4	5	4	32
BHA	Ex High School (Amenity)	Eyemouth	4	4	4	3	4	4	5	5	33
EHA	Jedward Terrace 2, Denholm	Denholm	3	5	5	5	3	3	3	4	31
EHA	Coopersknowe II, Gala	Galashiels	4	5	3	3	4	2	4	4	29
SBHA	Kelso Expansion Site	Kelso	4	3	2	3	3	4	4	4	27
SBHA	Milestone Site	Newtown St Boswells	3	4	2	4	3	4	4	4	28

2029/30:

RSL, Project Name & Area			Area Housing Need	Land Availability	Deliverability	Constraints	Strategic fit	Impact	Equalities	Environmental Impact	Total
BHA	Ex High School	Eyemouth	4	4	4	3	4	4	5	5	33
BHA	Acredale Ph5	Eyemouth	4	5	4	5	4	4	5	4	35
BHA	Edinburgh Road	Greenlaw	4	5	4	4	4	4	5	4	34
EHA	Tweedbank Expansion Phase 1	Tweedbank	5	2	3	3	5	4	4	4	30
EHA	Main Street, Reston	Reston	4	2	2	3	3	3	4	4	25
EHA	Ex-Grammer School, Jedburgh	Jedburgh	3	3	3	3	5	4	4	4	29
EHA	Angraflat II, Kelso	Kelso	4	3	4	3	5	2	4	4	29
SBHA	Station Lye	Eddleston	4	3	3	3	3	4	4	4	28
SBHA	Innerleithen West	Innerleithen	4	2	2	2	3	4	4	4	25
SBHA	Kirklands	Innerleithen	4	2	2	3	3	4	4	4	26

Appendix 3 - Integrated Impact Assessment (IIA)

Stage 1 Scoping and Assessing for Relevance

Section 1 Details of the Proposal

A. Title of Proposal:	Strategic Housing Investment Plan 2025-2030
B. What is it?	A revised Policy/ Strategy/ Practice
<p>C. Description of the proposal: (Set out a clear understanding of the purpose of the proposal being developed or reviewed (what are the aims, objectives and intended outcomes, including the context within which it will operate)</p>	<p>The Council’s Local Housing Strategy 2023-28 is the Statutory strategy which provides an overview of the issues and challenges of the Scottish Borders housing context and sets out the Council’s five strategic housing outcomes. This was developed through a broad process of engagement and a consultative approach to arrive at the five strategic priorities.</p> <ol style="list-style-type: none"> 1. Strategic Outcome 1: More homes in well designed, sustainable communities that increase opportunity for all and support our economy to thrive. 2. Strategic Outcome 2: People have access to homes which promote independence, health and wellbeing. 3. Strategic Outcome 3: Improved energy efficiency of homes and a reduction in fuel poverty while supporting a Just Transition to Net Zero through decarbonising domestic heating and energy. 4. Strategic Outcome 4: Communities are regenerated through improving the quality and condition of housing and the built heritage. 5. Strategic Outcome 5: Homelessness is prevented wherever possible, and a range of housing options are provided so people can secure a suitable and sustainable housing outcome as quickly as possible. <p>The Strategic Housing Investment Plan is an implementation plan which provides a rolling 5-year planning horizon to set out prioritised affordable housing projects which the Council and delivery agents propose to deliver new supply affordable housing to support the delivery of the above priorities. The SHIP 2025-2030 is the 16th such submission to Scottish Government. The development of the SHIP is made possible by mature processes in order to identify, prioritise and deliver identified projects across a programme approach. The</p>

	<p>development of the SHIP is framed by Scottish Government Guidance and is underpinned by Resource Planning Allocations provided by Scottish Government, plus additional grant contributions from the Council. Local Authorities are required to produce and submit an annual SHIP to the Scottish Government for review. Scottish Borders Council has prepared this SHIP update in consultation with the SHIP Working Group in order to articulate how the Council will assist the Government in targeting its Affordable Housing Supply Programme funding and, how the Council’s affordable housing investment needs identified in the Council’s Local Housing Strategy (LHS) 2023-2028 will be prioritised and addressed in practice over a five year period.</p> <p>The SHIP 2025-2030 aims to:</p> <ul style="list-style-type: none"> • Prioritise the delivery of affordable housing over the next five years • Form the basis for more detailed programme planning and prioritises projects • Deliver on priority outcomes identified in the Local Housing Strategy 2023-2028 • Highlight progress made in delivery of affordable housing during 2023-2024 <p>This needs to be read in conjunction with the proposed LHS which is published separately and is available on the Council’s website.</p>
<p>D. Service Area: Department:</p>	<p>Planning and Housing Service. Corporate Governance.</p>
<p>E. Lead Officer: (Name and job title)</p>	<p>Donna Bogdanovic Lead Officer – Housing Strategy, Policy and Development.</p>
<p>F. Other Officers/Partners involved: (List names, job titles and organisations)</p>	<p>The responsibility of developing the SHIP rests with Scottish Borders Council but its implementation is dependent on partnership working with a wide range of external organisations. Key partners include Registered Social Landlords (RSLs), Scottish Government/More Homes Division, housing developers and various Departments within SBC.</p>
<p>G. Date(s) IIA completed:</p>	<p>19th June 2024 10th September 2024</p>

Section 2 Will there be any impacts as a result of the relationship between this proposal and other policies?**Yes****If yes, - please state here:**

The affordable housing investment priorities detailed in the SHIP cover the period 2025-2030, and align with, and are consistent with the Council's Local Housing Strategy (LHS) identified priorities. The SHIP will help inform the Scottish Government's Affordable Housing Supply Programme funding investment decisions and the preparation of the Scottish Government's Strategic Local Programme Agreements (SLPA).

The SHIP is not a standalone plan, it links to several other inter-agency strategies, policies and planning structures:

- Registered Social Landlord Business Plans and Strategies
- Community Planning Partnership
- Scottish Borders Health and Social Care Integration Strategic Framework
- Integrated Strategic Plan for Older People's Housing, Care and Support Needs 2018-28
- Housing Needs and Aspirations of Borders Young People Study
- Scottish Borders Local Development Plan
- Community Plan
- Scottish Borders Council Plan
- Local Housing Strategy 2017-2022
- Local Housing Strategy 2023-2028
- SESplan Housing Need and Demand Assessment 3
- Rapid Rehousing Transition Plan 2019 – 2024
- Scottish Borders Economic Strategy 2023
- South of Scotland Regional Economic Strategy
- National Planning Framework 4
- Edinburgh and South East Scotland Regional Prosperity Framework

All these plans are linked to delivery of the affordable housing projects being proposed in the SHIP. It is considered that the delivery of the proposed affordable housing set out in SHIP 2025-2030 will have a positive impact in supporting the above plans and strategies.

Section 3 Legislative Requirements

3.1 Relevance to the Equality Duty:	
<p>Do you believe your proposal has any relevance under the Equality Act 2010? <i>(If you believe that your proposal may have some relevance – however small please indicate yes. If there is no effect, please enter “No” and go to Section 3.2.)</i></p>	
Equality Duty	Reasoning:
<p>A. Elimination of discrimination (both direct & indirect), victimisation and harassment. <i>(Will the proposal discriminate? Or help eliminate discrimination?)</i></p>	<p>Yes. The implementation of the SHIP will have a positive impact on the population of the Scottish Borders by increasing the supply of affordable homes and supporting the delivery of the five LHS strategic outcomes as set out in Section 1 above.</p>
<p>B. Promotion of equality of opportunity? <i>(Will your proposal help or hinder the Council with this)</i></p>	<p>Yes. The development and implementation of the SHIP is underpinned by the promotion of equality of opportunity. The proposed projects are almost all being delivered by Registered Social Landlords, which operate within a statutory monitoring framework and published reporting via regulation and inspection overseen by the Scottish Housing Regulator. Promotion of equalities is embedded within the scope of this Statutory Regulation regime.</p>
<p>C. Foster good relations? <i>(Will your proposal help to foster or encourage good relations between those who have different equality characteristics?)</i></p>	<p>Yes. Scottish Borders Council ceased to be a Council house landlord organisation in March 2003 as the result of the successful transfer of its homes to Scottish Borders Housing Association. The implementation of the SHIP is dependent on partnership working and requires engagement with a wide range of stakeholders. Through implementation of SHIP and delivery of individual projects there is the opportunity to engage communities and those people with equality characteristics, such as older people, people with a physical disability, or mental health need or learning disability.</p>

3.2 Which groups of people do you think will be or potentially could be, impacted by the implementation of this proposal? (You should consider employees, clients, customers / service users, and any other relevant groups)				
Please tick below as appropriate, outlining any potential impacts on the undernoted equality groups this proposal may have and how you know this.				
	Impact			Please explain the potential impacts and how you know this
	No Impact	Positive Impact	Negative Impact	
Gender Reassignment/ Gender Identity, Marriage or Civil Partnership, Pregnancy and Maternity, Religion or Belief, Sex, Sexual Orientation		✓		The delivery of new affordable homes improves access to housing for all. There is likely to be a positive impact on these groups, and outcomes will be monitored through the life span of the LHS (the overarching strategy) and through the delivery of specific housing and support services. The Scottish Housing Regulator has a role in monitoring Registered Social Landlord Allocations, policies, procedures and services.
Age: Older or younger people or a specific age grouping		✓		Children aged <16 years (18,126), young people aged 16-24 years (9,456) and older people aged 65 years and over (30,894) account for 50% of the population of the Scottish Borders (2022 population estimates) and will benefit from the successful implementation of the SHIP. Increasing the supply of new affordable homes which meet the needs of communities should provide a range of choice of homes for families, which in turn should benefit the health and well-being of children, young people and older people. Older people are one of the key client groups identified in the independent living objectives of the LHS. This clearly identifies the projected growth of this client group and identifies actions which should help meet the housing needs of older people. This will require effective joint working with Health and Social Care (Integration), RSLs and other private and voluntary sector organisations. Older and other vulnerable people with particular housing needs are prioritised for re-housing or assistance and grants for housing improvement and adaptations through the Care and Repair Service.
Disability: e.g. Effects on people with mental, physical, sensory impairment, learning disability, visible/invisible, progressive or recurring		✓		The LHS sets out an assessment of housing and the housing needs of people with disabilities. The current SHIP is informed through evidence based on the LHS 2023-2028, the joint Strategic Needs Assessment, the Strategic Framework, the Housing Need and Demand Assessment (HNDA) 3 and the Integrated Strategic Plan for Older People's Housing Care and Support. As part of the SHIP Guidance, Local Authorities are required to promote a greater focus on the delivery of wheelchair accessible housing, providing a position statement and annual target in the SHIP.

			<p>The Council commissioned an independent Wheelchair Housing Study which reviewed the current evidence base and engaged with wheelchair users and stakeholders as part of the research. The final report has informed the Council and partners to help set the affordable wheelchair accessible houses target for delivery over the next five years as part of our broader plans for specialist provision.</p> <p>The SHIP proposes a range of homes intended for people with particular housing needs, and the new supply homes provide opportunities to be allocated to an applicant with range of housing needs in accordance with individual RSL Allocation Policies. RSL Allocations activity is also within the scope of the Scottish Housing Regulator’s oversight.</p> <p>Work is currently underway on the Supported and Specialist Accommodation Work Programme. The aim of the work programme is to fully understand current and future unmet supported and specialist housing provision need in the Scottish Borders in order to inform strategic housing delivery.</p>
<p>Race Groups: including colour, nationality, ethnic origins, including minorities (e.g. gypsy travellers, refugees, migrants and asylum seekers)</p>		<p>✓</p>	<p>A key objective of the Local Housing Strategy, and therefore the SHIP, is to eliminate discrimination; therefore, the SHIP is intended to have a positive effect on the promotion of equality, and considers the needs of a range of households in local communities in the Scottish Borders.</p> <p>Previous research commissioned by the Council’s Housing Strategy Team into the Housing Needs of Minority Ethnic Communities in the Scottish Borders concluded that minority ethnic households see housing as becoming less affordable, and affordable home ownership options should be promoted to minority ethnic households. There is also some evidence that some ethnic minority families would like to access larger home sizes in the social rented sector. This position has not changed.</p> <p>The Scottish Housing Regulator has a role to monitor the allocations, policies, procedures and services provided by RSLs.</p>

<p>3.3 Fairer Scotland Duty</p> <p>This duty places a legal responsibility on Scottish Borders Council (SBC) to actively consider (give due regard) to how we can reduce inequalities of outcome caused by socioeconomic disadvantage when making <u>strategic</u> decisions.</p> <p>The duty is set at a strategic level - these are the key, high level decisions that SBC will take. This would normally include strategy documents, decisions about setting priorities, allocating resources and commissioning services.</p>				
<p>Is the proposal strategic?</p> <p>Yes</p>				
<p>If yes, please indicate any potential impact on the undernoted groups this proposal may have and how you know this:</p>				
	Impact			State here how you know this
	No Impact	Positive Impact	Negative Impact	
<p>Low and/or No Wealth – enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future.</p>		✓		<p>Providing more affordable housing at an affordable rent will help those who are on lower incomes. Increasing the number of affordable homes available will provide more housing for those most in need.</p> <p>Better quality homes can lead to some improvements in self-reported physical and mental health and reductions in some symptoms. Heating improvements and energy efficiency measures can improve the indoor environment and alleviate fuel poverty which can improve the occupant’s health and wellbeing against current Public Health Reform priorities and actions. The affordable housing projects set out in this SHIP will aim to seek to maximise the opportunities for energy efficiency and reduction of fuel poverty, and to achieve the Silver Standard as a minimum thus meeting the Scottish Housing Condition Standards (SHQS) and the social housing net zero standard.</p>
<p>Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure and hobbies</p>		✓		<p>The SHIP sets out the Council’s partnership approach to delivery of good quality affordable and energy efficient homes to meet the needs of Borders communities. The SHIP sets out the strategic policy document to enable the delivery of high-quality homes and related services across tenures to meet identified needs in the Scottish Borders.</p>

<p>Area Deprivation – where you live (e.g., rural areas), where you work (e.g., accessibility of transport)</p>				<p>The SHIP links with wider range of policies and strategies, linking into the Councils Council Plan and Community Plan. It helps support the local construction industry and provides a funding stimulus into the supply chain and supports the Council’s Corporate Plan. The Council Plan 2024 sets out the council’s ambitions and priorities for 2033. It outlines what SBC wants to achieve and how this will be done.</p>
<p>Socio-economic Background – social class i.e., parents’ education, employment and income</p>				<p>The SHIP links in work currently being undertaking as part of the Borderlands Place Plan Programme. Helping communities have the skills, ambition and sense of purpose to lead the Scottish Borders into the future, a future that delivers economic growth and sustainable development, a future that builds our communities into strong, energetic towns and villages.</p> <p>There are also direct linkages with the South of Scotland Regional Economic Strategy which is a ten-year strategy which focuses on making the South of Scotland "Green, Fair and Flourishing".</p>
<p>Homelessness</p>				<p>The Project Priority Assessment Tool is a project priority weighting matrix that has been developed to provide a bottom-up assessment of relative priorities of housing projects delivered by Registered Social Landlords (RSLs) to increase the supply of new affordable homes to meet identified needs and pressures. The Rapid Rehousing Transitional Plan has been referred to in this year’s project prioritisation process.</p>
<p>Looked after and accommodated children and young people, Carers, Addictions, and substance use and those involved within the criminal justice system</p>				<p>The SHIP sets out the Council’s partnership approach to enable the delivery of high quality homes and housing related services across tenures to meet identified need in the Borders.</p>

3.4 Armed Forces Covenant Duty (<i>Education and Housing/ Homelessness proposals only</i>)	
<p>This duty places a legal responsibility on Scottish Borders Council (SBC) to actively consider (give due regard) to the three matters listed below in Education and Housing/ Homelessness matters.</p> <p>This relates to current and former armed forces personnel (regular or reserve) and their families.</p> <p>Is the Armed Forces Covenant Duty applicable?</p> <p>Yes</p>	
Covenant Duty	How this has been considered and any specific provision made:
The unique obligations of, and sacrifices made by, the armed forces:	The delivery of new affordable homes improves access to housing for all. There is likely to be a positive impact on former armed forces personnel and their families and ensures they have the option to access housing to suit their needs.
The principle that it is desirable to remove disadvantages arising for Service people from membership, or former membership, of the armed forces:	<p>By increasing the supply of affordable homes in the Scottish Borders means there are more opportunities for applicants to be successful in bidding for a home that meets their needs. This includes applications from people who have served or are serving in the armed forces.</p> <p>The Rapid Rehousing Transitional Plan has been referred to in this year's project prioritisation process in the SHIP.</p>
The principle that special provision for Service people may be justified by the effects on such people of membership, or former membership, of the armed forces.	<p>The SHIP is one of many Plans that feeds into the Local Housing Strategy which sets the strategic direction to tackle housing need and demand in the Scottish Borders and informs future investment in housing and related services across the Scottish Borders.</p> <p>Key partners, including RSL's, are responsible for implementing the strategy across the authority area. RSL's and other partners have specific provisions in place for those who have served in the armed forces which includes treating their applications for housing with the appropriate level of priority.</p>

Section 4 Full Integrated Impact Assessment Required

Select No if you have answered “No” to all of Sections 3.1 – 3.3.

No

If yes, please proceed to Stage 2 and complete a full Integrated Impact Assessment

If a full impact assessment is not required briefly explain why there are no effects and provide justification for the decision.

The Strategic Housing Investment Plan 2025-2030 is one of a number of strategies and plans that underpin the LHS and support the delivery of actions to deliver the Local Housing Strategy (LHS) 2023-2028. The LHS has been subject to a full Integrated Impact Assessment, Health Inequality Impact Assessment and Child Rights and Wellbeing Impact Assessment. The LHS is monitored and reported annually to Council. This ensures that areas that require further action are identified and addressed as part of this process.

Signed by Lead Officer:	Donna Bogdanovic
Designation:	Lead Officer – Housing Strategy and Development.
Date:	10.09.24
Counter Signature Director:	
Date:	

The rural proofing checklist

Consider all the questions below. Will your initiative encounter the challenges presented by rural circumstances? Some potential solutions are indicated to help you consider appropriate adjustments.

Name of policy/ strategy: Scottish Borders Strategic Housing Investment Plan (SHIP) 2025-2030

Date checklist completed: 19th June 2024

Completed by: Lindsey Renwick, Principal Officer, Housing Strategy, Policy and Development. Scottish Borders Council

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p>1. Will the SHIP have a negative affect on the availability or delivery of services for people living in rural areas?</p>		✓	<p>Summary of likely impacts: Outcomes of SHIP will have a positive impact by increasing supply of affordable housing in rural and other locations.</p> <p>Summary of adjustments made:</p> <p>Other Comments: The delivery of the SHIP will have a positive effect, with developments in more rural locations and in less accessible rural locations.</p>
<p>2. Will access to the service be restricted for people living in rural areas?</p>		✓	<p>Summary of likely impacts: Access to services will not be restricted due to the SHIP. Outcomes of the SHIP will allow for households to remain within the same community. The impact on a community and services is taken into consideration when delivering affordable housing.</p> <p>Summary of adjustments made:</p> <p>Other Comments: Services in rural areas will not be restricted due to the delivery of affordable housing in the SHIP. It is possible that RSLs may consider Local Lettings initiatives during this SHIP although these may not be considered in some of the areas identified for development.</p>
<p>3. Will the cost of delivery be higher in rural areas (where customers are more widely dispersed, or it is hard to be cost-effective)? If yes, how will this extra cost be met or lessened?</p> <p><i>Rural solutions: allow for higher unit delivery costs when calculating costs (e.g. a 'sparsity' factor) or when specifying cost-efficiency criteria; encourage joint provision to reduce costs.</i></p>	✓		<p>Summary of likely impacts: There may be increased building and management costs due to housing being located near to rural population but by sustaining rural communities this may reduce cost related to other services provided by public sector.</p> <p>Summary of adjustments made: Projects in this year's SHIP include affordable and modern methods of construction and renewable technologies.</p>

			<p>Other Comments: Most of Scottish Borders Council area is defined using Scottish Government urban/rural classification as being categories 6 and 7.</p>
RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p>4. Will the SHIP have a negative affect on the availability of affordable housing in rural areas?</p> <p><i>Rural solutions: consider provision of alternative affordable rural housing solutions.</i></p>		✓	<p>Summary of likely impacts: Outcomes of the SHIP will have a positive impact by increasing supply of affordable housing in rural and other locations.</p>
			<p>Summary of adjustments made: A rural weighting has been developed in the Project Priority Assessment Matrix to ensure that rural projects are not disadvantaged.</p>
			<p>Other Comments: The SHIP may potentially stimulate and drive the private market in delivering affordable housing to rural areas.</p>
<p>5. Will the SHIP be delivered by the private sector, or through a public-private partnership or local institution that may limit provision in rural areas?</p>		✓	<p>Summary of likely impacts: The SHIP will be delivered through partnership working. Key partners include RSLs, Scottish Government/ More Homes Division, housing developers and various Departments within SBC.</p>
			<p>Summary of adjustments made:</p>
			<p>Other Comments: Private sector has a role to play through the provision of land through Section 75 Agreements and carrying out development but will not limit provision of affordable housing in rural areas.</p>
<p>6. Does the SHIP rely on infrastructure for delivery (e.g. mobile phone coverage, broadband ICT, main roads, utilities) that may be limited in rural areas?</p>	✓		<p>Summary of likely impacts: The Lack of infrastructure can impact the development opportunity and timing of deliverability - lack of utilities in particular.</p>
			<p>Summary of adjustments made: Engage utilities in the SHIP process and through regular meetings in order to identify project utility requirements availability to ensure deliverability. Infrastructure constraints are taken into account in the Deliverability criteria assessment. Quarterly meetings are held with Scottish Water and SEPA.</p>
			<p>Other Comments:</p>

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p>7. Will the SHIP have a negative impact on rural businesses, or land-based businesses, (including the self-employed) and therefore, on rural economies and environments?</p>		<p>✓</p>	<p>Summary of likely impacts: Housing development will have positive impacts through economic enhancement and providing a range of different opportunities, which primarily create housing, jobs and sustainability of communities. It also creates opportunities for diversification for traditional land-based business (i.e.; farmers and forestry).</p> <p>Summary of adjustments made:</p> <p>Other Comments: In addition, housing developments will create a range of training opportunities, including modern apprenticeships. Procurement processes may also seek to provide community benefits.</p>
<p>8. What will be the impact of the policy on employment in rural areas?</p>	<p>✓</p>		<p>Summary of likely impacts: The SHIP should have a positive impact on employment in rural areas, creating rural jobs and opportunities for rural businesses.</p> <p>Summary of adjustments made:</p> <p>Other Comments: The SHIP provides affordable housing for people on lower incomes ensuring community sustainability and retaining social networks particularly in a low wage economy of Borders.</p>
<p>9. Is the SHIP to be targeted at disadvantaged people? If yes, how will it target rural disadvantage, which is not usually concentrated in neighbourhoods?</p>		<p>✓</p>	<p>Summary of likely impacts: Outcomes of SHIP will have a positive impact by increasing supply of affordable housing in rural areas and other locations.</p> <p>Summary of adjustments made:</p> <p>Other Comments: The SHIP helps to sustain communities and rebuild social networks by increasing the supply of affordable housing which provides access to people on all levels of income.</p>
<p>10. Will the SHIP take into account the different size and needs of smaller rural schools and other service facilities?</p>	<p>✓</p>		<p>Summary of likely impacts: The delivery of affordable housing takes into account the local facilities and the needs of the local community.</p> <p>Summary of adjustments made:</p> <p>Other Comments: SHIP is the delivery plan for affordable housing which dovetails with the Council’s Local Housing Strategy which aligns with other plans and strategies.</p>

Steps to take

1. Ensure you are clear about the objectives of the proposed policy, its intended impacts or outcomes (including which areas, groups or organisations should benefit) and the means of delivery.
2. Run through each question in the checklist, identifying where the proposed policy is likely to have a different impact in rural areas.
3. Where there is uncertainty or a potentially different (worse) impact, this should be investigated further (and included in the overall assessment of the costs and benefits of the policy).
4. Where the impact in rural areas will be significantly different, explore policy options to produce the desired outcomes in rural areas or avoid/ reduce any undesirable impacts. This exercise may also highlight opportunities to maximise positive impacts in rural areas.
5. Feed the results of your appraisal, including solutions, into the decision-making process and ensure a record is kept, to be included in your Department's annual proofing report.

Strategic Environmental Assessment

SEA PRE-SCREENING REPORT

An SEA Pre-Screening Report is attached for the plan, programme or strategy (PPS) entitled:

Scottish Borders Council's Strategic Housing Investment Plan (SHIP) 2025-2030

The Responsible Authority is:

Scottish Borders Council

Pre-Screening has been undertaken in accordance with the Environmental Assessment (Scotland) Act 2005 Section 7 (1).

The pre-screening assessment identified no or minimal effects in relation to the environment hence the SHIP is exempt from SEA requirements under Section 7 (1) of the Act.

Contact name

Lindsey Renwick

Job Title

Principal Officer – Housing Strategy and Development

Contact address

Scottish Borders Council
Council Headquarters
Newtown St. Boswells
Melrose
TD6 0SA

Contact tel no

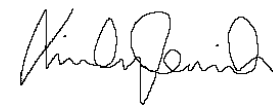
01896 661 392

Contact email

lrenwick@scotborders.gov.uk

Signature

(electronic
signature
is acceptable)



Date

20 June 2024

SEA PRE-SCREENING REPORT – KEY FACTS

Responsible Authority	Scottish Borders Council
Title of PPS	Scottish Borders Council’s Strategic Housing Investment Plan 2025-2030
Purpose of PPS	The SHIP sets out how investment in affordable housing will deliver the priorities in the Local Housing Strategy (LHS) 2023-2028.
What prompted the PPS (e.g. a legislative, regulatory or administrative provision)	Legislative Requirement
Subject (e.g. transport)	Investment in Affordable Housing Development
Period covered by PPS	2025-2030
Frequency of updates	Annual
Area covered by PPS (e.g. geographical area – it is good practice to attach a map)	Geographical Boundary of Scottish Borders
Summary of nature/ content of PPS	The SHIP is the key document for targeting investment in Affordable Housing in the Scottish Borders. It shows how the affordable housing investment priorities set out in the Local Housing Strategy 2023-2028 will be delivered in practice over 5 years from 2025-2030. The SHIP includes affordable housing supply through new provision and regeneration.
Are there any proposed PPS objectives?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Copy of objectives attached	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Date	20 June 2024

SEA PRE-SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of **Scottish Borders Council's Strategic Housing Investment Plan** is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS		
Scottish Borders Council's Strategic Housing Investment Plan 2025-2030		
RESPONSIBLE AUTHORITY		
Scottish Borders Council		
Criteria for determining the likely significance of effects on the environment <small>refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</small>	Likely to have significant environmental effects? YES/NO	Summary of significant environmental effects (negative and positive)
1(a) the degree to which the PPS sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	NO	<p>The Strategic Housing Investment Plan (SHIP) update 2025-2030 articulates how the Council's affordable housing investment needs identified in the LHS are prioritised for investment and delivered at a local level.</p> <p>The SHIP will prioritise affordable housing and inform the Strategic Local Programme in order to meet the affordable housing supply targets set out in the LHS and as ranked by the Affordable Housing Project Priority Weighting Matrix (AHPWM)¹.</p> <p>The SHIP:</p> <ul style="list-style-type: none"> • Provides a practical plan detailing how the LHS investment priorities can be delivered; • Forms the basis for more detailed programme planning; • Informs the allocation of resources from a national to local authority level; • Identifies the resources required to deliver the priorities; and • Enhance the linkages between Planning and Housing. <p>The majority of sites will be identified through the Development Plan process, however there are a number of sites which are classified as windfall and not allocated within the Development Plan. Such sites will not have been subject to the SEA process through the Local Development Plan.</p>

¹ Affordable Housing Priority Weighting Matrix developed by Scottish Borders SHIP Project Group

<p>1(b) the degree to which the PPS influences other PPS including those in a hierarchy</p>	<p>NO</p>	<p>The SHIP is the delivery mechanism for the affordable housing investment element of the LHS, set within the context of the Development Plan, Single Outcome Agreement and Members Ambitious for the Borders targets. As such, the SHIP has no influence on plans or strategies at a higher level.</p> <p>The SHIP links with the LHS, and informs the strategic local programme (SLP) and the Community Plan. Affordable housing projects have been prioritised according to need, deliverability, strategic fit, social and economic impact (including rurality) as determined by the AHPPWM.</p> <p>The hierarchy of relevant strategies is as follows:</p> <ol style="list-style-type: none"> 1. Council Plan 2. Community Plan 3. Local Development Plan 4. Local Housing Strategy 5. Corporate Priorities 6. SHIP 7. SLPA
<p>1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development</p>	<p>NO</p>	<p>The Planning System provides the framework for sustainable development. All project developments identified in the SHIP are consistent with planning requirements.</p> <p>The Planning etc (Scotland) Act 2019 places the principles of sustainability at the heart of the development process through its requirement for high quality design, safe inter-connected movement, accessibility and enhanced biodiversity.</p> <p>The Local Plan identifies the need for schemes to contribute to sustainable development through ensuring a proper balance between supply and demand locally.</p> <p>The Local Plan contains a suite of environmental policies and sustainability principles that will apply to projects identified in the SHIP.</p> <p>The Council's Registered Social Landlord (RSL) partners have in place design guides and sustainability policies that will help promote sustainable development.</p> <p>Whilst sustainable development will be integral to the implementation of the SHIP, it is unlikely that there will be significant environmental effects due to the proportion of overall development within the Scottish Borders, which the SHIP represents.</p>

1(d) environmental problems relevant to the PPS	NO	<p>The majority of sites will be identified through the Development Plan process, however there are a number of sites which are classified as windfall and not allocated within the Development Plan. Such sites will not have been subject to the SEA process through the Local Development Plan.</p> <p>Environmental problems relevant to the SHIP are likely to be limited to short-term issues associated with construction. These are not considered as significant.</p>
1(e) the relevance of the PPS for the implementation of Community legislation on the environment (for example, PPS linked to waste management or water protection)	NO	The SHIP is not directly relevant to the implementation of Community legislation on the environment.
2 (a) the probability, duration, frequency and reversibility of the effects	NO	Short-term effects during construction activities will be mitigated through site management procedures.
2 (b) the cumulative nature of the effects	NO	<p>Cumulative effects from the implementation of the SHIP will be limited as the SHIP relates to a limited scale of development.</p> <p>Issues associated with energy, water, and waste are addressed through policies contained within the Development Plan or separate strategies such as the Waste Strategy.</p> <p>Development in regeneration areas is likely to have beneficial effects.</p>
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	NO	None.
2 (d) the risks to human health or the environment (for example, due to accidents)	NO	Any risks associated with the construction phase will be addressed through Health and Safety legislation and contractual requirements placed upon those companies appointed to undertake construction works. This programme is positive to human health. Well designed, energy efficient homes contribute to health and wellbeing of individuals and the community.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	NO	<p>The SHIP covers the entire Scottish Borders area.</p> <p>The scale of effects will differ depending on location.</p> <p>Overall, the effects will not be significant.</p>

<p>2 (f) the value and vulnerability of the area likely to be affected due to-</p> <ul style="list-style-type: none"> (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; <p>or</p> <ul style="list-style-type: none"> (iii) intensive land-use. 	<p>NO</p>	<p>The majority of sites will be identified through the Development Plan process, however there are a number of sites which are classified as windfall and not allocated within the Development Plan. Such sites will not have been subject to the SEA process through the Local Development Plan.</p> <p>Sites allocated in the Local Development Plan are subject to rigorous environmental assessment.</p>
<p>2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status</p>	<p>NO</p>	<p>The majority of sites will be identified through the Development Plan process, however there are a number of sites which are classified as windfall and not allocated within the Development Plan. Such sites will not have been subject to the SEA process through the Local Development Plan.</p> <p>Sites allocated in the Local Development Plan are subject to rigorous environmental assessment.</p>

SEA PRE-SCREENING REPORT

A summary of our considerations of the significant environmental effects of **Scottish Borders Council's Strategic Housing Investment Plan** is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

The Strategic Housing Investment Plan (SHIP) and complementary Strategic Local Programme Agreement (SLPA) are lower-level plans sitting below the Local Housing Strategy and the Local Development Plan within the hierarchy.

The Local Development Plan identifies sites for development following consideration of a wide range of sustainability issues, including comprehensive environmental assessment. The Local Development Plan is subject to a full Strategic Environmental Assessment.

The SHIP is a strategic investment tool by which to deliver the affordable housing priorities identified in the Local Housing Strategy. The SHIP does not allocate sites for development, nor does it influence plans and strategies above it in the hierarchy.

Environmental effects resulting from the SHIP are limited. All housing development programmes have a number of general environmental impacts to consider including embodied energy, waste, water consumption, and transport.

Policies exist at national and local level to ensure that these issues are identified and addressed during strategy development and implementation. Key strategies and policy documents relevant to the SHIP include the Local Development Plan, Waste Strategy, Local Transport Plan, and supplementary planning guidance dealing with issues that include biodiversity, landscape, and energy efficiency.

The SHIP will have positive effects on human health through the provision of additional affordable housing.

The total amount of development that will be implemented through the SHIP will be relatively limited. A comprehensive suite of policies for environmental protection and enhancement, together with those relating to wider sustainability issues exist at local and national level to ensure these issues are addressed during project delivery.

It is considered that the environmental effects arising from the SHIP will not be significant.

Appendix 6: SHIP Tables Scottish Government for SHIP 2025-2030

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2025/26 - 2029/30

LOCAL AUTHORITY: SCOTTISH BORDERS

TABLE 4 - AFFORDABLE HOUSING PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPA/TMDF BUDGET

PROJECT ADDRESS	SUB-AREA	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE Financial Year (Actual or Estimated)	TOTAL					UNIT COMPLETIONS					TOTAL UNIT COMPLETIONS	NON SG FUNDING TOTAL £0.000M	OTHER NON-AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M		
							2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL SITE STARTS	2025/26	2026/27	2027/28	2028/29					2029/30	
Total							0	0	0	0	0	0	0	0	0	0	0	0	0	0.000	0.000	0.000

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2025/26-2029/30

LOCAL AUTHORITY: SCOTTISH BORDERS COUNCIL

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES(£0.000M)

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE HOUSING	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
2018/19	1.087		
2019/20	1.150	1.244	3.929
2020/21	1.990	2.240	2.887
2021/22	1.17	0.536	3.987
2022/23	1.193	0.695	4.15
2023/24	1.277	0.158	5.113

TABLE 5.2: DEVELOPER CONTRIBUTIONS (£0.000M)

	SUMS			UNITS		
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
2016/17	£0.255					
2017/18	£0.041	£0.085	0.734	Nil	0	79
2018/19	£0.216	£0.072	0.667	Nil	113	0
2019/20	£0.121	£0.108	£0.681	Nil	NIL	113
2020/21	£0.062	£0.380	£0.360	Nil	49	Nil
2021/22	£0.142	NIL	£0.50	Nil	Nil	49
2022/23	£0.057	£0.04	£0.53	Nil	Nil	Nil
2023/24	£0.026	NIL	£0.55			

Note: These tables are used to capture financial information. Details of how this has been used to fund/assist affordable housing should be contained in the text of the SHIP as described in the guidance.

You can get this document on audio CD, in large print, and various other formats by contacting us at the address below. In addition, contact the address below for information on language translations, additional copies, or to arrange for an officer to meet with you to explain any areas of the publication that you would like clarified.

HOUSING STRATEGY, POLICY & DEVELOPMENT

Council Headquarters | Newtown St Boswells | MELROSE | TD6 0SA

tel: 01896 661392 | email: housingenquiries@scotborders.gov.uk | www.scotborders.gov.uk

